

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/28-30 MEREWETHER AVENUE FRANKSTON VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$560,000

&

\$616,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

| | | |
|---|-----------|-----------|
| 6/35 SHERIDAN AVENUE FRANKSTON VIC 3199 | \$586,000 | 24-Sep-25 |
| 2/20 MEREWETHER AVENUE FRANKSTON VIC 3199 | \$593,000 | 12-Jan-26 |
| 4/35 SHERIDAN AVENUE FRANKSTON VIC 3199 | \$574,500 | 27-Jun-25 |

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 17 February 2026



**6/35 SHERIDAN AVENUE
 FRANKSTON VIC 3199**

2 1 1

Sold Price **\$586,000** Sold Date **24-Sep-25**

Distance **0.08km**



**2/20 MEREWETHER AVENUE
 FRANKSTON VIC 3199**

2 1 1

Sold Price ^{RS} **\$593,000** Sold Date **12-Jan-26**

Distance **0.06km**



**4/35 SHERIDAN AVENUE
 FRANKSTON VIC 3199**

1 - -

Sold Price **\$574,500** Sold Date **27-Jun-25**

Distance **0.08km**

RS = Recent sale **UN** = Undisclosed Sale

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