

## 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

3/117 DANDENONG ROAD EAST FRANKSTON VIC 3199  
4/117 DANDENONG ROAD EAST FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$803,000

Property type

House

Suburb

Frankston

Period-from

01 Jan 2025

to

31 Dec 2025

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

1/60 ORWIL STREET FRANKSTON VIC 3199	\$790,558	25-Sep-25
3/108 FORTESCUE AVENUE SEAFORD VIC 3198	\$895,000	08-Oct-25
2/26 PARER STREET FRANKSTON VIC 3199	\$885,000	28-Oct-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: 19 January 2026



**1/60 ORWIL STREET FRANKSTON VIC 3199** Sold Price **\$790,558** Sold Date **25-Sep-25**  
Distance **0.21km**

 3  2  2



**3/108 FORTESCUE AVENUE SEAFORD VIC 3198** Sold Price **\$895,000** Sold Date **08-Oct-25**  
Distance **1.3km**

 3  2  2



**2/26 PARER STREET FRANKSTON VIC 3199** Sold Price **\$885,000** Sold Date **28-Oct-25**  
Distance **1.57km**

 3  2  2



**19A WEBB STREET SEAFORD VIC 3198** Sold Price <sup>RS</sup> **\$830,000** Sold Date **14-Dec-25**  
Distance **1.97km**

 3  2  2

RS = Recent sale      UN = Undisclosed Sale

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