

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

5/192 BEACH STREET 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

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

2/1A LEONARD STREET FRANKSTON VIC 3199	\$582,000	04-Jul-25
8/5 RESERVOIR ROAD FRANKSTON VIC 3199	\$610,000	26-Nov-25
1A PARER STREET FRANKSTON VIC 3199	\$640,000	05-Nov-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: 21 January 2026



**2/1A LEONARD STREET
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$582,000** Sold Date **04-Jul-25**

Distance **0.23km**



**8/5 RESERVOIR ROAD
FRANKSTON VIC 3199**

2 1 1

Sold Price ^{RS} **\$610,000** Sold Date **26-Nov-25**

Distance **0.28km**



**1A PARER STREET FRANKSTON
VIC 3199**

2 1 1

Sold Price **\$640,000** Sold Date **05-Nov-25**

Distance **0.43km**

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

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