

## 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

10 VERA STREET 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

\$835,000

&

\$875,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$792,000

Property type

House

Suburb

Frankston

Period-from

01 Dec 2024

to

30 Nov 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

1/11 SCREEN STREET FRANKSTON VIC 3199	\$956,000	20-Oct-25
58 WOODLANDS GROVE FRANKSTON VIC 3199	\$850,000	29-Nov-25
26 KAREELA ROAD FRANKSTON VIC 3199	\$868,000	27-Sep-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: 16 December 2025



**1/11 SCREEN STREET FRANKSTON  
VIC 3199**

 4  2  2

Sold Price

<sup>RS</sup> **\$956,000**

Sold Date **20-Oct-25**

Distance **0.66km**



**58 WOODLANDS GROVE  
FRANKSTON VIC 3199**

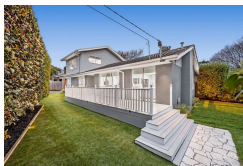
 3  1  1

Sold Price

<sup>RS</sup> **\$850,000**

Sold Date **29-Nov-25**

Distance **0.82km**



**26 KAREELA ROAD FRANKSTON  
VIC 3199**

 3  2  1

Sold Price

**\$868,000**

Sold Date **27-Sep-25**

Distance **1.75km**

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

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