

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

2/34 WILLIAMS 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

\$450,000

&

\$490,000

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

2/72 HIGH STREET FRANKSTON VIC 3199	\$455,500	01-Feb-26
19/392-394 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$500,000	25-Aug-25
8/74-76 BEACH STREET FRANKSTON VIC 3199	\$440,000	21-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: 25 February 2026



**2/72 HIGH STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price ^{RS} **\$455,500** ^{UN} Sold Date **01-Feb-26**

Distance **0.37km**



**19/392-394 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$500,000** Sold Date **25-Aug-25**

Distance **1.61km**



**8/74-76 BEACH STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$440,000** Sold Date **21-Nov-25**

Distance **1.32km**

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

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