

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

2/80 MCCOMB BOULEVARD FRANKSTON SOUTH 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

\$645,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$796,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Mar 2025

to

28 Feb 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

| | | |
|---|-----------|-----------|
| 13 BRIGHTON STREET FRANKSTON SOUTH VIC 3199 | \$780,000 | 24-Apr-25 |
| 2/51 KENILWORTH AVENUE FRANKSTON VIC 3199 | \$700,000 | 25-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: 03 March 2026



13 BRIGHTON STREET FRANKSTON SOUTH VIC 3199 Sold Price **\$780,000** Sold Date **24-Apr-25**

2 1 2

Distance **0.24km**



2/51 KENILWORTH AVENUE FRANKSTON VIC 3199 Sold Price **\$700,000** Sold Date **25-Sep-25**

2 1 2

Distance **3.62km**

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

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