

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

2/56 SUMMIT ROAD 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

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

1/18 DENBIGH STREET FRANKSTON VIC 3199	\$810,000	20-Jul-25
1/10 ROBINIA STREET FRANKSTON VIC 3199	\$795,000	22-Sep-25
1/1A RESERVOIR ROAD FRANKSTON VIC 3199	\$772,000	20-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: 02 December 2025

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**1/18 DENBIGH STREET
FRANKSTON VIC 3199**

 3  2  2

Sold Price **\$810,000** Sold Date **20-Jul-25**

Distance **0.94km**



**1/10 ROBINIA STREET FRANKSTON
VIC 3199**

 3  2  2

Sold Price **\$795,000** Sold Date **22-Sep-25**

Distance **1.53km**



**1/1A RESERVOIR ROAD
FRANKSTON VIC 3199**

 3  2  2

Sold Price ^{RS} **\$772,000** ^{UN} Sold Date **20-Nov-25**

Distance **1.49km**

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

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