

## 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

3/74-76 BEACH 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

\$395,000

&

\$434,500

### 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 8/74-76 BEACH STREET FRANKSTON VIC 3199 | \$325,000 | 02-Dec-22 |
| 1/4 LEWIS STREET FRANKSTON VIC 3199     | \$425,000 | 13-Mar-25 |
| 3/38 CRANBOURNE ROAD FRANKSTON VIC 3199 | \$425,000 | 25-Nov-25 |

OR

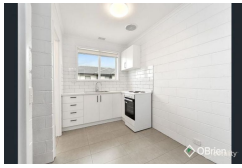
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 January 2026

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

 2  1  1

Sold Price **\$325,000** Sold Date **02-Dec-22**

Distance **0km**



**1/4 LEWIS STREET FRANKSTON  
VIC 3199**

 2  1  -

Sold Price **\$425,000** Sold Date **13-Mar-25**

Distance **0.19km**



**3/38 CRANBOURNE ROAD  
FRANKSTON VIC 3199**

 2  1  1

Sold Price <sup>RS</sup> **\$425,000** Sold Date **25-Nov-25**

Distance **0.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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