

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

8/40-42 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2024

to

31 Oct 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

2/40-42 WILLIAMS STREET FRANKSTON VIC 3199	\$630,000	14-Nov-25
19/54-58 WILLIAMS STREET FRANKSTON VIC 3199	\$650,000	30-Aug-25
4/19-21 LARDNER ROAD FRANKSTON VIC 3199	\$602,000	01-Oct-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: 21 November 2025

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**2/40-42 WILLIAMS STREET
FRANKSTON VIC 3199**

 2  1  -

Sold Price ^{RS} **\$630,000** ^{UN} Sold Date **14-Nov-25**

Distance **0km**



**19/54-58 WILLIAMS STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$650,000** Sold Date **30-Aug-25**

Distance **0.12km**



**4/19-21 LARDNER ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$602,000** Sold Date **01-Oct-25**

Distance **1.43km**

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

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