

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

1/154-156 CRANBOURNE 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2025

to

31 Aug 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

2/5 CAMPBELL STREET FRANKSTON VIC 3199	\$565,000	01-Jun-26
5/15 HEATHERHILL ROAD FRANKSTON VIC 3199	\$550,000	07-Aug-26
14/63 FRANKSTON-FLINDERS ROAD FRANKSTON VIC 3199	\$555,000	29-May-26

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: 07 September 2026



2/5 CAMPBELL STREET FRANKSTON VIC 3199

2 1 1

Sold Price **\$565,000** Sold Date **01-Jun-26**

Distance **0.51km**



5/15 HEATHERHILL ROAD FRANKSTON VIC 3199

2 1 1

Sold Price ^{RS} **\$550,000** Sold Date **07-Aug-26**

Distance **1.31km**



14/63 FRANKSTON-FLINDERS ROAD FRANKSTON VIC 3199

3 1 1

Sold Price **\$555,000** Sold Date **29-May-26**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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