

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

2/23 NORMAN AVENUE 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$822,500

Property type

Unit

Suburb

Frankston South

Period-from

01 Apr 2025

to

31 Mar 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

1/23 NORMAN AVENUE FRANKSTON SOUTH VIC 3199	\$920,000	12-Jan-26
1/101 FLEETWOOD CRESCENT FRANKSTON SOUTH VIC 3199	\$1,140,000	05-Nov-25
2/68 BRIGHTON STREET FRANKSTON SOUTH VIC 3199	\$1,048,000	15-Dec-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.~~

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**1/23 NORMAN AVENUE
FRANKSTON SOUTH VIC 3199**

 3  2  2

Sold Price **\$920,000** Sold Date **12-Jan-26**

Distance **0km**



**1/101 FLEETWOOD CRESCENT
FRANKSTON SOUTH VIC 3199**

 4  2  2

Sold Price **\$1,140,000** Sold Date **05-Nov-25**

Distance **0.32km**



**2/68 BRIGHTON STREET
FRANKSTON SOUTH VIC 3199**

 3  2  2

Sold Price **\$1,048,000** Sold Date **15-Dec-25**

Distance **0.47km**



**1/637 NEPEAN HIGHWAY
FRANKSTON SOUTH VIC 3199**

 3  1  2

Sold Price **\$1,000,000** Sold Date **10-Nov-25**

Distance **0.48km**

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

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