

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

3/1A SKYE 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$593,000

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2025

to

31 Jul 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

1-3 SKYE ROAD FRANKSTON VIC 3199	\$530,000	18-Jun-26
5/19-21 SWIFT STREET FRANKSTON VIC 3199	\$510,000	29-Jun-26
4/2 SPRAY STREET FRANKSTON VIC 3199	\$520,000	09-Jul-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: 03 August 2026

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1-3 SKYE ROAD FRANKSTON VIC 3199

Sold Price

\$530,000

Sold Date

18-Jun-26
 2

 -

 -

Distance

0.04km

5/19-21 SWIFT STREET FRANKSTON VIC 3199

Sold Price

^{RS} **\$510,000**

Sold Date

29-Jun-26
 2

 1

 1

Distance

0.83km

4/2 SPRAY STREET FRANKSTON VIC 3199

Sold Price

^{RS} **\$520,000**

Sold Date

09-Jul-26
 2

 1

 1

Distance

0.51km
RS = Recent sale

UN = Undisclosed Sale

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