

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

5/11 TOWERHILL ROAD 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$829,000

Property type

Unit

Suburb

Frankston South

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

6/8 HILL STREET FRANKSTON VIC 3199	\$670,000	26-May-26
3/8 PRATT AVENUE FRANKSTON SOUTH VIC 3199	\$676,000	13-Mar-26
1/13 ST JOHNS AVENUE FRANKSTON VIC 3199	\$644,000	22-Mar-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: 25 August 2026

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6/8 HILL STREET FRANKSTON VIC 3199

Sold Price

\$670,000

Sold Date

26-May-26

 3

 1

 -

Distance

1.35km



3/8 PRATT AVENUE FRANKSTON SOUTH VIC 3199

Sold Price

\$676,000

Sold Date

13-Mar-26

 3

 1

 1

Distance

1.47km



1/13 ST JOHNS AVENUE FRANKSTON VIC 3199

Sold Price

\$644,000

Sold Date

22-Mar-26

 3

 1

 1

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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