

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

9/124 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

\$480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$593,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2025

to

30 Jun 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

3/1 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$468,500	22-May-26
1/29 BURNS STREET FRANKSTON VIC 3199	\$520,000	28-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: 27 July 2026

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**3/1 ASHLEIGH AVENUE
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$468,500

Sold Date **22-May-26**

Distance

0.26km



**1/29 BURNS STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price

\$520,000

Sold Date **28-May-26**

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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