

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

2/44 BEACH STREET 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Business

Suburb

Frankston

Period-from

01 May 2025

to

30 Apr 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

2/84 BARDIA AVENUE SEAFORD VIC 3198	\$487,500	11-Dec-25
1/84 BARDIA AVENUE SEAFORD VIC 3198	\$487,500	11-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.

This Statement of Information was prepared on: 14 May 2026

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**2/84 BARDIA AVENUE SEAFORD
VIC 3198**

Sold Price

\$487,500

Sold Date

11-Dec-25



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Distance

2.71km



**1/84 BARDIA AVENUE SEAFORD
VIC 3198**

Sold Price

Sold Date

11-Dec-25



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Distance

2.71km

RS = Recent sale

UN = Undisclosed Sale

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