

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

3/12-14 NURSERY AVENUE 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

\$470,000

&

\$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

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

9/124 CRANBOURNE ROAD FRANKSTON VIC 3199	\$460,000	06-Aug-26
1/29 BURNS STREET FRANKSTON VIC 3199	\$520,000	28-May-26
2/73-75 BEACH STREET FRANKSTON VIC 3199	\$515,000	16-Jun-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: 24 August 2026

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**9/124 CRANBOURNE ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price ^{RS} **\$460,000** ^{UN} Sold Date **06-Aug-26**

Distance **0.22km**

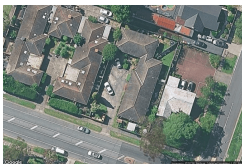


**1/29 BURNS STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price **\$520,000** Sold Date **28-May-26**

Distance **0.73km**



**2/73-75 BEACH STREET
FRANKSTON VIC 3199**

 2  -  -

Sold Price **\$515,000** Sold Date **16-Jun-26**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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