

## 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

20 STANLEY STREET FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 15 SWIFT STREET FRANKSTON VIC 3199 | \$740,000 | 19-May-26 |
| 3 JOY STREET FRANKSTON VIC 3199    | \$760,000 | 02-Apr-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.

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**15 SWIFT STREET FRANKSTON VIC 3199** Sold Price **\$740,000** Sold Date **19-May-26**

 3  1  1

Distance **0.51km**



**3 JOY STREET FRANKSTON VIC 3199** Sold Price <sup>RS</sup> **\$760,000** Sold Date **02-Apr-26**

 3  1  4

Distance **0.49km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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