

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

12/392-394 NEPEAN HIGHWAY 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2025

to

31 Jan 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

18/392-394 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$530,000	26-Dec-25
5/5-9 SHERIDAN AVENUE FRANKSTON VIC 3199	\$580,000	04-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: 03 February 2026

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**18/392-394 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

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Sold Price **\$530,000** Sold Date **26-Dec-25**Distance **0km****5/5-9 SHERIDAN AVENUE
FRANKSTON VIC 3199**

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Sold Price **\$580,000** Sold Date **04-Dec-25**Distance **0.32km****RS** = Recent sale**UN** = Undisclosed Sale

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