

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

2/22 PICNIC STREET FRANKSTON SOUTH 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,500

Property type

Unit

Suburb

Frankston South

Period-from

01 Sep 2024

to

31 Aug 2025

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

3/68 BRIGHTON STREET FRANKSTON SOUTH VIC 3199	\$725,000	04-Jun-25
153A BEACH STREET FRANKSTON VIC 3199	\$742,000	19-Aug-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: 08 September 2025

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**3/68 BRIGHTON STREET
FRANKSTON SOUTH VIC 3199**

 2  1  1

Sold Price

\$725,000

Sold Date

04-Jun-25

Distance

0.43km



**153A BEACH STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price

^{RS} **\$742,000** ^{UN}

Sold Date

19-Aug-25

Distance

3.57km

RS = Recent sale

UN = Undisclosed Sale

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