

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

1/36 MEREWETHER 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2025

to

31 Aug 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

5/1A LEONARD STREET FRANKSTON VIC 3199	\$630,000	23-Jul-26
1/6A ARABIL STREET FRANKSTON VIC 3199	\$647,500	15-May-26
2/8 BURNS STREET FRANKSTON VIC 3199	\$637,000	30-Mar-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: 14 September 2026



**5/1A LEONARD STREET
FRANKSTON VIC 3199**

 2  2  1

Sold Price

\$630,000

Sold Date

23-Jul-26

Distance

1.58km



**1/6A ARABIL STREET FRANKSTON
VIC 3199**

 2  2  1

Sold Price

\$647,500

Sold Date

15-May-26

Distance

1.9km



**2/8 BURNS STREET FRANKSTON
VIC 3199**

 2  2  1

Sold Price

\$637,000

Sold Date

30-Mar-26

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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