

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

10/256 CRANBOURNE ROAD 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2025

to

31 May 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

3/6 ALVINA COURT FRANKSTON VIC 3199	\$630,000	12-Jan-26
6/7-9 RODNEY COURT FRANKSTON VIC 3199	\$620,000	24-Apr-26
5/48-50 HIGH STREET FRANKSTON VIC 3199	\$606,000	23-May-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: 17 June 2026



3/6 ALVINA COURT FRANKSTON VIC 3199

 2
  1
  2

Sold Price

\$630,000

Sold Date

12-Jan-26

Distance

2.86km


6/7-9 RODNEY COURT FRANKSTON VIC 3199

 2
  1
  2

Sold Price

^{RS} **\$620,000**

Sold Date

24-Apr-26

Distance

2.87km


5/48-50 HIGH STREET FRANKSTON VIC 3199

 2
  1
  2

Sold Price

^{RS} **\$606,000**

Sold Date

23-May-26

Distance

3.09km
RS = Recent sale

UN = Undisclosed Sale

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