

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

11/13 CLIFF 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

\$385,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2025

to

30 Apr 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

4/12 MUIR STREET FRANKSTON VIC 3199	\$405,000	21-Aug-25
4/13 CLIFF ROAD FRANKSTON VIC 3199	\$425,000	17-Apr-25
6/23 MUIR STREET FRANKSTON VIC 3199	\$460,000	15-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: 26 May 2026

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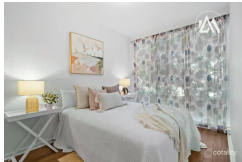


**4/12 MUIR STREET FRANKSTON
VIC 3199**

Sold Price **\$405,000** Sold Date **21-Aug-25**

1 1 1

Distance **0.14km**



**4/13 CLIFF ROAD FRANKSTON VIC
3199**

Sold Price **\$425,000** Sold Date **17-Apr-25**

2 1 1

Distance **0km**



**6/23 MUIR STREET FRANKSTON
VIC 3199**

Sold Price ^{RS} **\$460,000** Sold Date **15-May-26**

1 1 1

Distance **0.06km**

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

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