

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

12/14-22 MOUNT VIEW COURT 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

\$490,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2025

to

31 Jul 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

1/32 BIRDWOOD STREET FRANKSTON VIC 3199	\$505,000	04-Mar-26
5/19-21 SWIFT STREET FRANKSTON VIC 3199	\$510,000	29-Jun-26
7/1A LEE STREET FRANKSTON VIC 3199	\$530,000	23-Jul-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: 20 August 2026



1/32 BIRDWOOD STREET FRANKSTON VIC 3199

2 1 1

Sold Price **\$505,000** Sold Date **04-Mar-26**

Distance **0.8km**



5/19-21 SWIFT STREET FRANKSTON VIC 3199

2 1 1

Sold Price **\$510,000** Sold Date **29-Jun-26**

Distance **2km**



7/1A LEE STREET FRANKSTON VIC 3199

2 1 1

Sold Price ^{RS} **\$530,000** Sold Date **23-Jul-26**

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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