

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

153/325 NEPEAN HIGHWAY 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

\$154,000

or range
between

&

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

44/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$175,000	05-May-26
26/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$250,000	06-Apr-26
108/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$251,000	16-Jun-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: 28 September 2026



**44/325 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

Sold Price

^{RS}

\$175,000

Sold Date **05-May-26**



1



1



4

Distance

0km



**26/325 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

Sold Price

\$250,000

Sold Date **06-Apr-26**



2



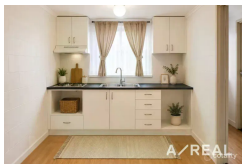
1



-

Distance

0km



**108/325 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

Sold Price

\$251,000

Sold Date **16-Jun-26**



2



1



1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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