

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

2/192 BEACH STREET 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

\$590,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2025

to

28 Feb 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

5/192 BEACH STREET FRANKSTON VIC 3199	\$630,000	20-Feb-26
1/6 NURSERY AVENUE FRANKSTON VIC 3199	\$590,000	15-Jul-25
3/195 BEACH STREET FRANKSTON VIC 3199	\$585,000	21-May-25

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: 23 March 2026



5/192 BEACH STREET FRANKSTON VIC 3199 Sold Price ^{RS} **\$630,000** Sold Date **20-Feb-26**

2 1 1

Distance **0km**



1/6 NURSERY AVENUE FRANKSTON VIC 3199 Sold Price **\$590,000** Sold Date **15-Jul-25**

2 1 1

Distance **0.2km**



3/195 BEACH STREET FRANKSTON VIC 3199 Sold Price **\$585,000** Sold Date **21-May-25**

2 2 1

Distance **0.08km**

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

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