

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

2/23 NORMAN AVENUE FRANKSTON SOUTH 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

Frankston South

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

2/68 BRIGHTON STREET FRANKSTON SOUTH VIC 3199	\$1,048,000	15-Dec-25
2/5 VILLIERS STREET FRANKSTON SOUTH VIC 3199	\$927,000	04-Feb-26
1/3 BADER COURT FRANKSTON SOUTH VIC 3199	\$950,000	08-Oct-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

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**2/68 BRIGHTON STREET
FRANKSTON SOUTH VIC 3199**

 3  2  2

Sold Price

\$1,048,000

Sold Date

15-Dec-25

Distance

0.47km



**2/5 VILLIERS STREET FRANKSTON
SOUTH VIC 3199**

 3  2  2

Sold Price

\$927,000

Sold Date

29-Nov-17

Distance

0.73km



**1/3 BADER COURT FRANKSTON
SOUTH VIC 3199**

 1  2  2

Sold Price

\$950,000

Sold Date

08-Oct-25

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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