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	2/26 HAMILTON GROVE 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	$990,000	&	$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$829,000	Property type	Unit	Suburb	Frankston South
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
2/13 BAILEYANA STREET FRANKSTON SOUTH VIC 3199	$1,000,000	23-Mar-26
4 LAWSON AVENUE FRANKSTON SOUTH VIC 3199	$1,056,000	26-May-26
2/36 BRIGHTON STREET FRANKSTON SOUTH VIC 3199	$1,130,000	02-Mar-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: 11 August 2026

Element ESTATE AGENTS

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2/13 BAILEYANA STREET FRANKSTON SOUTH VIC 3199

3 2 2

Sold Price **$1,000,000** Sold Date **23-Mar-26**

Distance **0.3km**

4 LAWSON AVENUE FRANKSTON SOUTH VIC 3199

3 2 3

Sold Price **$1,056,000** Sold Date **26-May-26**

Distance **1.43km**

2/36 BRIGHTON STREET FRANKSTON SOUTH VIC 3199

3 2 2

Sold Price **$1,130,000** Sold Date **02-Mar-26**

Distance **1.48km**

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

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