

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 13 Ebdale 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)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Two bedroom, one bathroom townhouse with powder room, study and remote garage	\$*	Or range between	\$599,000	&	\$658,000
Two bedroom, two bathroom townhouse with remote garage	\$*	Or range between	\$650,000	&	\$695,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$815,000 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 details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Address of comparable unit	Price	Date of sale
1 2/35 Sheridan Avenue, Frankston VIC 3199	\$ 630,000	26 Nov 2025
2 6/35 Sheridan Avenue, Frankston VIC 3199	\$ 586,000	24 Sep 2025
3 2C Bragge Street, Frankston, Vic 3199	\$760,000	24 Dec 2025

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.~~

This Statement of Information was prepared on: 4 March 2026