

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

2/9 PHILLIP 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$593,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2025

to

30 Jun 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

3/26-28 WAVE STREET FRANKSTON VIC 3199	\$476,000	30-Mar-26
5/25 FAIRWAY STREET FRANKSTON VIC 3199	\$460,000	28-Mar-26
2/44 PETRIE STREET FRANKSTON VIC 3199	\$482,500	24-Feb-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: 09 July 2026



**3/26-28 WAVE STREET
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$476,000** Sold Date **30-Mar-26**

Distance **0.29km**



**5/25 FAIRWAY STREET
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$460,000** Sold Date **28-Mar-26**

Distance **0.71km**



**2/44 PETRIE STREET FRANKSTON
VIC 3199**

2 1 1

Sold Price **\$482,500** Sold Date **24-Feb-26**

Distance **1.07km**

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

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