

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

3/26-28 WAVE 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

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

1/7 MEREWETHER AVENUE FRANKSTON VIC 3199	\$420,000	20-Dec-25
2/7 MEREWETHER AVENUE FRANKSTON VIC 3199	\$420,000	20-Dec-25
5/7 MEREWETHER AVENUE FRANKSTON VIC 3199	\$445,000	20-Dec-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: 03 March 2026

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**1/7 MEREWETHER AVENUE
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$420,000

Sold Date **20-Dec-25**

Distance **0.86km**



**2/7 MEREWETHER AVENUE
FRANKSTON VIC 3199**

 2  1  1

Sold Price

Sold Date **20-Dec-25**

Distance **0.86km**



**5/7 MEREWETHER AVENUE
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$445,000

Sold Date **20-Dec-25**

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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