

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

3/39-41 QUEEN 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2025

to

31 Mar 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

2/33 PETRIE STREET FRANKSTON VIC 3199	\$527,000	15-Jan-26
3/33 PETRIE STREET FRANKSTON VIC 3199	\$560,000	26-Feb-26
48/2 SPRAY STREET FRANKSTON VIC 3199	\$530,000	01-Apr-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: 15 April 2026

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**2/33 PETRIE STREET FRANKSTON
VIC 3199**

Sold Price

\$527,000

Sold Date

15-Jan-26

 2

 1

 1

Distance

0.31km



**3/33 PETRIE STREET FRANKSTON
VIC 3199**

Sold Price

\$560,000

Sold Date

26-Feb-26

 2

 1

 1

Distance

0.31km



**48/2 SPRAY STREET FRANKSTON
VIC 3199**

Sold Price

^{RS} **\$530,000**

Sold Date

01-Apr-26

 2

 1

 1

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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