

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

4/11-13 SHERIDAN AVENUE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2025

to

31 May 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

6/7-9 RODNEY COURT FRANKSTON VIC 3199	\$620,000	16-Apr-26
2/6 ALVINA COURT FRANKSTON VIC 3199	\$655,100	04-Jun-26
3/6 ALVINA COURT FRANKSTON VIC 3199	\$630,000	12-Jan-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: 22 June 2026



6/7-9 RODNEY COURT FRANKSTON VIC 3199

 2  1  2

Sold Price **\$620,000** Sold Date **16-Apr-26**

Distance **0.4km**



2/6 ALVINA COURT FRANKSTON VIC 3199

 2  1  1

Sold Price ^{RS} **\$655,100** Sold Date **04-Jun-26**

Distance **0.42km**



3/6 ALVINA COURT FRANKSTON VIC 3199

 2  1  2

Sold Price **\$630,000** Sold Date **12-Jan-26**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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