

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

4/74-76 BEACH 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

\$577,500

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

3/74-76 BEACH STREET FRANKSTON VIC 3199	\$415,000	11-Mar-26
8/74-76 BEACH STREET FRANKSTON VIC 3199	\$440,000	21-Nov-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.

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**3/74-76 BEACH STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price

^{RS}

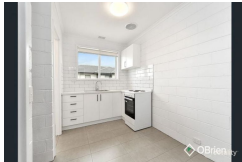
\$415,000

Sold Date

11-Mar-26

Distance

0km



**8/74-76 BEACH STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$440,000

Sold Date

21-Nov-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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