

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

45/325 NEPEAN HIGHWAY 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

\$125,000

or range
between

&

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

40/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$149,000	14-Jan-26
147/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$138,000	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: 10 March 2026

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**40/325 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

 1  1  1

Sold Price **\$149,000** Sold Date **14-Jan-26**

Distance **0km**



**147/325 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

 1  1  1

Sold Price **\$138,000** Sold Date **12-Jan-26**

Distance **0km**

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

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