

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

5/11 TOWERHILL ROAD FRANKSTON SOUTH 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$826,500

Property type

Unit

Suburb

Frankston South

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

1/34 LEAWARRA PARADE FRANKSTON VIC 3199	\$740,000	02-Apr-26
3/8 PRATT AVENUE FRANKSTON SOUTH VIC 3199	\$676,000	13-Mar-26
6/8 HILL STREET FRANKSTON VIC 3199	\$670,000	03-Jun-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: 11 June 2026

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**1/34 LEAWARRA PARADE
FRANKSTON VIC 3199**

 3  1  1

Sold Price **\$740,000** Sold Date **02-Apr-26**

Distance **1.53km**



**3/8 PRATT AVENUE FRANKSTON
SOUTH VIC 3199**

 3  1  1

Sold Price **\$676,000** Sold Date **13-Mar-26**

Distance **1.47km**



**6/8 HILL STREET FRANKSTON VIC
3199**

 3  1  -

Sold Price ^{RS} **\$670,000** Sold Date **03-Jun-26**

Distance **1.37km**

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

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