

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

8 NORMAN AVENUE 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

\$1,175,000

&

\$1,275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Frankston South

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

46 MCCOMB BOULEVARD FRANKSTON SOUTH VIC 3199

\$1,128,500

07-Jan-26

14 PRATT AVENUE FRANKSTON SOUTH VIC 3199

\$1,150,000

17-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: 27 March 2026



**46 MCCOMB BOULEVARD
FRANKSTON SOUTH VIC 3199**

 3
  1
  1

Sold Price **\$1,128,500** Sold Date **07-Jan-26**

Distance **0.31km**



**14 PRATT AVENUE FRANKSTON
SOUTH VIC 3199**

 3
  1
  2

Sold Price **\$1,150,000** Sold Date **17-Jan-26**

Distance **1.28km**

RS = Recent sale UN = Undisclosed Sale

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