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	3/388-390 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~~		or range between	$310,000	&	$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$545,000	Property type	Unit	Suburb	Frankston
Period-from	01 Sep 2024	to	31 Aug 2025	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
7/388-390 NEPEAN HIGHWAY FRANKSTON VIC 3199	$321,000	26-Jul-25
7/25 FAIRWAY STREET FRANKSTON VIC 3199	$360,000	08-Aug-25
4/3 WOODLEA COURT FRANKSTON VIC 3199	$325,000	24-Jun-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.~~

This Statement of Information was prepared on: 24 September 2025

OBrien Real Estate

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7/388-390 NEPEAN HIGHWAY FRANKSTON VIC 3199

2 1 1

Sold Price RS $321,000 Sold Date 26-Jul-25

Distance 0km



7/25 FAIRWAY STREET FRANKSTON VIC 3199

1 1 1

Sold Price $360,000 Sold Date 08-Aug-25

Distance 1.1km



4/3 WOODLEA COURT FRANKSTON VIC 3199

2 1 1

Sold Price $325,000 Sold Date 24-Jun-25

Distance 1.44km

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

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