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	4/2-4 James Street, Frankston VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $480,000 & $520,000

Median sale price

Median price $560,000 Property Type Unit Suburb Frankston

Period - From 18/05/2025 to 17/11/2025 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4/1 Cascade Street Frankston VIC 3199	$485,000	03/08/2025
11/1-3 Skye Road Frankston VIC 3199	$520,000	02/09/2025
3/5 Hillcrest Road Frankston VIC 3199	$530,000	05/06/2025

This Statement of Information was prepared on: 18/11/2025