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	22A Parer Street, Frankston Vic 3199

Indicative selling price

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

Range between $820,000 & $880,000

Median sale price

Median price $875,000 Property Type House Suburb Frankston

Period - From 01/10/2025 to 31/12/2025 Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	19a Coogee Av FRANKSTON 3199	$840,000	22/12/2025
2	74 Hillcrest Rd FRANKSTON 3199	$830,000	25/10/2025
3	26 Kareela Rd FRANKSTON 3199	$868,000	03/10/2025

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 six months.~~

This Statement of Information was prepared on: 27/01/2026 14:03

22A Parer Street, Frankston Vic 3199



3 2 2

Property Type: House / Townhouse
Land Size: 398 sqm approx

Agent Comments

Indicative Selling Price
$820,000 - $880,000
Median House Price
December quarter 2025: $875,000

Comparable Properties



19a Coogee Av FRANKSTON 3199 (REI)

3 2 2

Price: $840,000
Method: Private Sale
Date: 22/12/2025
Property Type: House
Land Size: 429 sqm approx

Agent Comments



74 Hillcrest Rd FRANKSTON 3199 (REI/VG)

3 2 2

Price: $830,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 525 sqm approx

Agent Comments



26 Kareela Rd FRANKSTON 3199 (REI/VG)

3 2 2

Price: $868,000
Method: Private Sale
Date: 03/10/2025
Property Type: House
Land Size: 380 sqm approx

Agent Comments

Account - Noel Jones | P: 03 98487888 | F: 03 98487472

REIV THE DIFFERENCE | propertydata.com.au

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