

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

312/16 CLYDE STREET MALL 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

\$370,000

&

\$407,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2025

to

31 Mar 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

3/74-76 BEACH STREET FRANKSTON VIC 3199	\$415,000	17-Feb-26
24/388-390 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$450,000	16-Mar-26
302/16 CLYDE STREET MALL FRANKSTON VIC 3199	\$355,000	16-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: 17 April 2026



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**3/74-76 BEACH STREET
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$415,000** Sold Date **17-Feb-26**

Distance **0.44km**



**24/388-390 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

2 1 -

Sold Price ^{RS} **\$450,000** Sold Date **16-Mar-26**

Distance **0.61km**



**302/16 CLYDE STREET MALL
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$355,000** Sold Date **16-Jan-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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