

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



31 NOLAN STREET, FRANKSTON, VIC

2 1 2

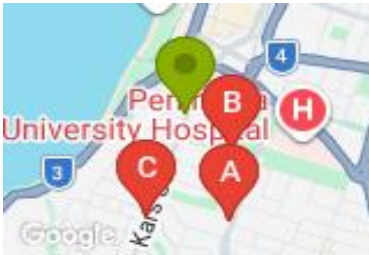
Indicative Selling Price

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

Price Range: \$800,000 to \$850,000

Provided by: Brooke Wegener, Ray White Frankston

MEDIAN SALE PRICE



FRANKSTON, VIC, 3199

Suburb Median Sale Price (House)

\$850,000

01 April 2025 to 31 March 2026

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



58 WOODLANDS GR, FRANKSTON, VIC 3199

3 1 1

Sale Price

\$850,000

Sale Date: 29/11/2025

Distance from Property: 814m



1/39 WILLIAMS ST, FRANKSTON, VIC 3199

2 1 2

Sale Price

\$830,000

Sale Date: 25/10/2025

Distance from Property: 401m



1/86A KARS ST, FRANKSTON SOUTH, VIC 3199

2 1 1

Sale Price

\$802,500

Sale Date: 11/12/2025

Distance from Property: 768m



This report has been compiled on 11/05/2026 by Ray White Frankston. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

31 NOLAN STREET, FRANKSTON, VIC 3199

Indicative selling price

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

Price Range: \$800,000 to \$850,000


Median sale price

Median price: \$850,000

Property type: House

Suburb: FRANKSTON

Period: 01 April 2025 to 31 March 2026

Source: 

Comparable property sales

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
58 WOODLANDS GR, FRANKSTON, VIC 3199	\$850,000	29/11/2025
1/39 WILLIAMS ST, FRANKSTON, VIC 3199	\$830,000	25/10/2025
1/86A KARS ST, FRANKSTON SOUTH, VIC 3199	\$802,500	11/12/2025

This Statement of Information was prepared on: 11/05/2026