

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

28 Plummer Avenue, Frankston South VIC 3199

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$1,230,500

Property Type

House

Suburb

Frankston South

Period - From

02/03/2026

to

29/08/2026

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 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
23 Hoadley Avenue Frankston South VIC 3199	\$1,420,000	16/06/2026
18 Hamilton Grove Frankston South VIC 3199	\$1,400,000	01/06/2026
2 Denbigh Street Frankston VIC 3199	\$1,440,000	05/08/2026

This Statement of Information was prepared on:

31/08/2026