

## 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

25/8 SAMADA STREET FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2025

to

28 Feb 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

27 LARDNER ROAD FRANKSTON VIC 3199	\$515,000	13-Nov-24
5/7 LARDNER ROAD FRANKSTON VIC 3199	\$515,000	21-Feb-25
2/14 VERA STREET FRANKSTON VIC 3199	\$525,000	09-Apr-25

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: 12 March 2026



**27 LARDNER ROAD FRANKSTON  
VIC 3199**

 2  1  1

Sold Price

**\$515,000**

Sold Date **13-Nov-24**

Distance **0.19km**



**5/7 LARDNER ROAD FRANKSTON  
VIC 3199**

 2  1  1

Sold Price

Sold Date **21-Feb-25**

Distance **0.2km**



**2/14 VERA STREET FRANKSTON  
VIC 3199**

 2  1  1

Sold Price

**\$525,000**

Sold Date **09-Apr-25**

Distance **0.24km**



**13/1 FOOT STREET FRANKSTON  
VIC 3199**

 2  2  1

Sold Price

**\$500,000**

Sold Date **05-Dec-25**

Distance **0.26km**



**1A MCMAHONS ROAD FRANKSTON  
VIC 3199**

 3  1  1

Sold Price

**\$538,000**

Sold Date **02-Aug-25**

Distance **0.37km**

RS = Recent sale      UN = Undisclosed Sale

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