

## 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

9 BANYULE COURT FRANKSTON SOUTH 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

House

Suburb

Frankston South

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

### 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

4 GREGORY AVENUE FRANKSTON SOUTH VIC 3199	\$800,000	30-Sep-24
3 GREGORY AVENUE FRANKSTON SOUTH VIC 3199	\$830,000	02-Oct-24
8 GILES COURT FRANKSTON SOUTH VIC 3199	\$765,000	09-Oct-24

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: 20 December 2024

Rebecca Bassett

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**4 GREGORY AVENUE FRANKSTON  
SOUTH VIC 3199**

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Sold Price

**\$800,000**Sold Date **30-Sep-24**Distance **0.76km****3 GREGORY AVENUE FRANKSTON  
SOUTH VIC 3199**

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Sold Price

**\$830,000**Sold Date **02-Oct-24**Distance **0.77km****8 GILES COURT FRANKSTON  
SOUTH VIC 3199**

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Sold Price

<sup>RS</sup> **\$765,000**Sold Date **09-Oct-24**Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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