

## 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

6 MERRIGAL 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

\$1,950,000

&

\$2,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

House

Suburb

Frankston South

Period-from

01 Feb 2024

to

31 Jan 2025

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

2 ROCK LODGE COURT FRANKSTON SOUTH VIC 3199	\$2,150,000	02-Nov-24
45 ALICUDI AVENUE FRANKSTON SOUTH VIC 3199	\$2,350,000	11-Nov-24
10 SEAVIEW ROAD FRANKSTON SOUTH VIC 3199	\$2,000,000	19-Sep-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: 09 February 2025

**2 ROCK LODGE COURT  
FRANKSTON SOUTH VIC 3199**

4 3 2

Sold Price **\$2,150,000** Sold Date **02-Nov-24**Distance **0.7km****45 ALICUDI AVENUE FRANKSTON  
SOUTH VIC 3199**

5 4 4

Sold Price <sup>RS</sup> **\$2,350,000** Sold Date **11-Nov-24**Distance **1.78km****10 SEAVIEW ROAD FRANKSTON  
SOUTH VIC 3199**

5 3 2

Sold Price <sup>RS</sup> **\$2,000,000** Sold Date **19-Sep-24**Distance **0.27km****RS** = Recent sale      **UN** = Undisclosed Sale

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