

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

12 Merrigal Court, Frankston South Vic 3199

Indicative selling price

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

Range between \$3,500,000 & \$3,850,000

Median sale price

Median price \$1,160,000 Property Type House Suburb Frankston South

Period - From 01/01/2024 to 31/12/2024 Source REIV

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 agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	120 Old Mornington Rd MOUNT ELIZA 3930	\$3,600,000	05/11/2024
2	5 Leindan Ct MOUNT ELIZA 3930	\$3,800,000	18/10/2024
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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 six months.~~

This Statement of Information was prepared on: 12/02/2025 10:42

Lloyd Hillard
0458 258 200
lloyd@whitefoxrealestate.com.au



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Property Type: House
Land Size: 2954 sqm approx
Agent Comments

Indicative Selling Price
\$3,500,000 - \$3,850,000
Median House Price
Year ending December 2024: \$1,160,000

Comparable Properties



120 Old Mornington Rd MOUNT ELIZA 3930 (REI)

[Agent Comments](#)

 6  4  5

Price: \$3,600,000
Method: Private Sale
Date: 05/11/2024
Property Type: House (Res)
Land Size: 2480 sqm approx



5 Leindan Ct MOUNT ELIZA 3930 (REI/VG)

[Agent Comments](#)

 4  4  2

Price: \$3,800,000
Method: Private Sale
Date: 18/10/2024
Property Type: House
Land Size: 2697 sqm approx

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 six months.

Account - Whitefox Real Estate | P: 96459699



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