

## 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

18 BUNARONG DRIVE FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$731,000

Property type

House

Suburb

Frankston

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

|  |           |           |
|--|-----------|-----------|
| 241 CRANBOURNE ROAD FRANKSTON VIC 3199 | \$705,000 | 13-Nov-24 |
| 84 LINDRUM ROAD FRANKSTON VIC 3199     | \$685,000 | 13-Dec-24 |
| 6 WURRINDI COURT FRANKSTON VIC 3199    | \$650,000 | 28-Nov-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: 21 February 2025

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**241 CRANBOURNE ROAD  
FRANKSTON VIC 3199**
 3    1    -

Sold Price   **\$705,000**   Sold Date   **13-Nov-24**

Distance   **0.21km**

**84 LINDRUM ROAD FRANKSTON  
VIC 3199**
 3    1    1

Sold Price   **\$685,000**   Sold Date   **13-Dec-24**

Distance   **0.59km**

**6 WURRINDI COURT FRANKSTON  
VIC 3199**
 3    1    1

Sold Price   **\$650,000**   Sold Date   **28-Nov-24**

Distance   **0.49km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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