

## 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 GRADY COURT FRANKSTON SOUTH 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

\$860,000

&

\$910,000

### 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

1 NAREEN COURT FRANKSTON SOUTH VIC 3199	\$875,000	21-Aug-24
17 RALEON AVENUE FRANKSTON SOUTH VIC 3199	\$900,000	20-Dec-24
187 FRANKSTON-FLINDERS ROAD FRANKSTON SOUTH VIC 3199	\$910,000	24-Aug-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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## 1 NAREEN COURT FRANKSTON SOUTH VIC 3199

4 2 2

Sold Price

**\$875,000**

Sold Date

**21-Aug-24**

Distance

**0.19km**



## 17 RALEON AVENUE FRANKSTON SOUTH VIC 3199

3 2 2

Sold Price

<sup>RS</sup> **\$900,000**

Sold Date

**20-Dec-24**

Distance

**0.7km**



## 187 FRANKSTON-FLINDERS ROAD FRANKSTON SOUTH VIC 3199

4 2 1

Sold Price

**\$910,000**

Sold Date

**24-Aug-24**

Distance

**0.44km**

RS = Recent sale

UN = Undisclosed Sale

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