

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

1 WARROCK COURT FRANKSTON SOUTH VIC 3199

Indicative selling price

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

Single Price

or range
between

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

House

Suburb

Frankston South

Period-from

01 May 2024

to

30 Apr 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 BACCHUS COURT FRANKSTON SOUTH VIC 3199	\$950,000	20-Feb-25
17 RALEON AVENUE FRANKSTON SOUTH VIC 3199	\$900,000	17-Dec-24
13 TRISTANIA STREET FRANKSTON SOUTH VIC 3199	\$905,000	07-May-25

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: 19 May 2025


**1 BACCHUS COURT FRANKSTON
SOUTH VIC 3199**

3 2 2

Sold Price

\$950,000

Sold Date

20-Feb-25

Distance

0.46km

**17 RALEON AVENUE FRANKSTON
SOUTH VIC 3199**

3 2 2

Sold Price

\$900,000

Sold Date

17-Dec-24

Distance

0.63km

**13 TRISTANIA STREET FRANKSTON
SOUTH VIC 3199**

3 2 2

Sold Price

^{RS} **\$905,000**

Sold Date

07-May-25

Distance

1.21km
RS = Recent sale

UN = Undisclosed Sale

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