

## 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

10 GEEBUNG AVENUE 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

&

\$946,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,155,000

Property type

House

Suburb

Frankston South

Period-from

01 Jun 2024

to

31 May 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

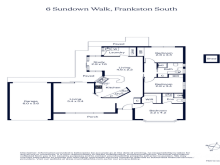
Date of sale

6 SUNDOWN WALK FRANKSTON SOUTH VIC 3199	\$800,000	31-Jan-25
3 BURRAMINE COURT FRANKSTON SOUTH VIC 3199	\$938,000	06-Jun-25
27 CASUARINA DRIVE FRANKSTON SOUTH VIC 3199	\$950,000	30-Apr-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: 28 June 2025



## 6 SUNDOWN WALK FRANKSTON SOUTH VIC 3199

3 2 1

Sold Price **\$800,000** Sold Date **31-Jan-25**

Distance **0.33km**



## 3 BURRAMINE COURT FRANKSTON SOUTH VIC 3199

3 1 1

Sold Price <sup>RS</sup> **\$938,000** Sold Date **06-Jun-25**

Distance **1.65km**



## 27 CASUARINA DRIVE FRANKSTON SOUTH VIC 3199

3 1 1

Sold Price <sup>RS</sup> **\$950,000** Sold Date **30-Apr-25**

Distance **1.34km**

### Notes from your agent

Fully renovated, larger block, smaller house, single garage

**RS** = Recent sale      **UN** = Undisclosed Sale

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