

## 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

174B OVERPORT ROAD 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

\$2,300,000

&

\$2,530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Frankston South

Period-from

01 Mar 2024

to

28 Feb 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

8 PARKLAND CLOSE FRANKSTON SOUTH VIC 3199	\$2,350,000	25-Oct-24
117 HUMPHRIES ROAD FRANKSTON SOUTH VIC 3199	\$2,430,000	08-Sep-24
11 AJANA LANE FRANKSTON SOUTH VIC 3199	\$2,600,000	27-Feb-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: 07 March 2025



## 8 PARKLAND CLOSE FRANKSTON SOUTH VIC 3199

Sold Price

**\$2,350,000**

Sold Date

**25-Oct-24**



5



2



2

Distance

**1.23km**



## 117 HUMPHRIES ROAD FRANKSTON SOUTH VIC 3199

Sold Price

**\$2,430,000**

Sold Date

**08-Sep-24**



5



2



3

Distance

**0.79km**



## 11 AJANA LANE FRANKSTON SOUTH VIC 3199

Sold Price

<sup>RS</sup>

**\$2,600,000**

Sold Date

**27-Feb-25**



4



2



4

Distance

**0.68km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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