

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

1B Warringa Road, Frankston South Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,160,000

Property Type

House

Suburb

Frankston South

Period - From

01/04/2024

to

31/03/2025

Source

REIV

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 six 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	6 Gowrie Av FRANKSTON SOUTH 3199	\$1,250	08/02/2025
2	114C Kars St FRANKSTON 3199	\$1,050,000	18/01/2025
3	17 Helen St FRANKSTON 3199	\$1,150,000	21/10/2024

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 six months.~~

This Statement of Information was prepared on:

07/04/2025 10:32



Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending March 2025: \$1,160,000

Comparable Properties

6 Gowrie Av FRANKSTON SOUTH 3199 (REI)

Agent Comments



Price: \$1,250
Method:
Date: 08/02/2025
Property Type: House

114C Kars St FRANKSTON 3199 (REI)

Agent Comments



Price: \$1,050,000
Method:
Date: 18/01/2025
Property Type: House

17 Helen St FRANKSTON 3199 (REI)

Agent Comments



Price: \$1,150,000
Method:
Date: 21/10/2024
Property Type: House