

# 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

2/76 SYCAMORE 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

\$580,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,177,500

Property type

House

Suburb

Frankston South

Period-from

01 Dec 2023

to

30 Nov 2024

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

1/76 SYCAMORE ROAD FRANKSTON SOUTH VIC 3199	-	-
6/55 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199	\$565,000	06-Aug-24
6/11 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199	\$631,000	15-May-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: 02 December 2024



**1/76 SYCAMORE ROAD  
FRANKSTON SOUTH VIC 3199**

 2  1  1

Sold Price

- Sold Date

-

Distance

0km



**6/55 CULCAIRN DRIVE  
FRANKSTON SOUTH VIC 3199**

 2  1  -

Sold Price

**\$565,000**

Sold Date **06-Aug-24**

Distance

**0.23km**



**6/11 CULCAIRN DRIVE FRANKSTON  
SOUTH VIC 3199**

 2  2  1

Sold Price

**\$631,000**

Sold Date **15-May-24**

Distance

**0.57km**

RS = Recent sale

UN = Undisclosed Sale

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