

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

2/84 HEATHERHILL ROAD FRANKSTON 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

1/34 KAREELA ROAD FRANKSTON VIC 3199	\$655,000	07-Jun-25
3/78 SYCAMORE ROAD FRANKSTON SOUTH VIC 3199	\$730,000	09-Apr-25
1/1 REDGDON AVENUE FRANKSTON VIC 3199	\$742,000	01-Jul-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: 01 August 2025



**1/34 KAREELA ROAD FRANKSTON
VIC 3199**

Sold Price

\$655,000

Sold Date

07-Jun-25



3



1



1

Distance

1.59km



**3/78 SYCAMORE ROAD
FRANKSTON SOUTH VIC 3199**

Sold Price

^{RS} **\$730,000**

Sold Date

09-Apr-25



3



2



1

Distance

1.54km



**1/1 REDGDON AVENUE
FRANKSTON VIC 3199**

Sold Price

^{RS} **\$742,000**

Sold Date

01-Jul-25



3



1



1

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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