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 Bindi Close, Frankston Vic 3199

Indicative selling price

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

Range between $850,000 & $875,000

Median sale price

Median price $760,000 Property Type House Suburb Frankston

Period - From 01/07/2024 to 30/06/2025 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	5 Parwan Ct FRANKSTON 3199	$875,000	05/09/2025
2	17 Gretana Cr FRANKSTON 3199	$785,000	03/09/2025
3	11 Garrylawn Ct FRANKSTON 3199	$792,000	14/08/2025

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: 17/09/2025 15:19

2 Bindi Close, Frankston Vic 3199

3

Property Type: House (Previously Occupied - Detached)
Land Size: 916 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $875,000
Median House Price
Year ending June 2025: $760,000

Comparable Properties

5 Parwan Ct FRANKSTON 3199 (REI)

3 2 2

Price: $875,000
Method: Private Sale
Date: 05/09/2025
Property Type: House (Res)
Land Size: 563 sqm approx

Agent Comments

17 Gretana Cr FRANKSTON 3199 (REI)

7 1 2

Price: $785,000
Method: Private Sale
Date: 03/09/2025
Property Type: House (Res)
Land Size: 547 sqm approx

Agent Comments

11 Garrylawn Ct FRANKSTON 3199 (REI)

3 1 2

Price: $792,000
Method: Private Sale
Date: 14/08/2025
Property Type: House
Land Size: 539 sqm approx

Agent Comments

Account - Fosterfroling Real Estate | P: 03 9781 3366

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