Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	2 Casale Court, Frankston Vic 3199
Including suburb and	
postcode	

Indicative selling price

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

Range between \$710,000	&	\$750,000
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Median sale price

Median price \$740,000	Property Type	House	Suburb	Frankston
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

	aress of comparable property	1 1100	Date of Sale
1	293 Heatherhill Rd FRANKSTON 3199	\$720,013	09/04/2025
2	28 Witternberg Av FRANKSTON 3199	\$715,000	28/02/2025
3	105 Raphael Cr FRANKSTON 3199	\$735,000	12/02/2025

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:	05/05/2025 15:05



Date of sale







Property Type: House (Res) Land Size: 661 sqm approx

Agent Comments

Indicative Selling Price \$710,000 - \$750,000 **Median House Price** Year ending March 2025: \$740,000

Comparable Properties



293 Heatherhill Rd FRANKSTON 3199 (REI)

Price: \$720,013 Method: Private Sale Date: 09/04/2025 Property Type: House Land Size: 378 sqm approx **Agent Comments**



28 Witternberg Av FRANKSTON 3199 (REI)

Price: \$715,000 Method: Private Sale Date: 28/02/2025 Property Type: House Land Size: 703 sqm approx





Agent Comments



105 Raphael Cr FRANKSTON 3199 (REI/VG)

Price: \$735.000 Method: Private Sale Date: 12/02/2025 Property Type: House Land Size: 651 sqm approx





Agent Comments

Account - Hodges | P: 03 95846500 | F: 03 95848216





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