

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 Casale Court, Frankston Vic 3199

Indicative selling price

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

Range between \$710,000 & \$750,000

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 | Price | 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



 3
  1
  2

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)

Agent Comments

 3
  2
  1

Price: \$720,013

Method: Private Sale

Date: 09/04/2025

Property Type: House

Land Size: 378 sqm approx



28 Witternberg Av FRANKSTON 3199 (REI)

Agent Comments

 3
  1
  4

Price: \$715,000

Method: Private Sale

Date: 28/02/2025

Property Type: House

Land Size: 703 sqm approx



105 Raphael Cr FRANKSTON 3199 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$735,000

Method: Private Sale

Date: 12/02/2025

Property Type: House

Land Size: 651 sqm approx

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