



# FROG PROPERTY

## Sales & Management

### 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 Giles Court, Frankston South, Vic 3199**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

or range between

**\$890,000**

&

**\$950,000**

### Median sale price

Median price

**\$960,000**

Property type

House

Suburb

Frankston South

Period - From

01 January  
2025

to

31 March 2025

Source

  
**pricefinder**

### 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
77 Kars St, Frankston South, Vic 3199	\$ 958,000	19/03/2025
23 Tristania St, Frankston South, Vic 3199	\$ 900,000	27/02/2025
13 Hoadley Ave, Frankston South Vic 3199	\$ 950,000	14/12/2024

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: 02 April 2025

[consumer.vic.gov.au](http://consumer.vic.gov.au)

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[www.FrogProperty.com.au](http://www.FrogProperty.com.au)

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