

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

**2 IDON AVENUE, FRANKSTON SOUTH 3199**

Land size 638 sqm

Indicative selling price For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

**\$900,000**

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**\$990,000**

Median Price

**\$1,230,500**

Period-from

01 Aug 2025

to

30 Jul 2026

Source

**Cotality**

## Comparable Property Sales

Below are 6 properties sold within 2 km in the past 3 months, that the agent considers the most comparable.



**73 BAILEYANA STREET  
FRANKSTON SOUTH 3199**

4

1

1

Land size 697 sqm

Sold Price

**\$930,000**

Sold Date

**26-Jun-26**

Distance

**1.19km**



**35 LESLIE STREET  
FRANKSTON SOUTH 3199**

3

1

1

Land size 543 sqm

Sold Price

**\$950,000**

Sold Date

**11-May-26**

Distance

**0.6km**



**12 TRISTANIA STREET  
FRANKSTON SOUTH 3199**

3

1

2

Land size 697 sqm

Sold Price

**\$950,000**

Sold Date

**10-May-26**

Distance

**0.9km**



**6 VISTA COURT  
FRANKSTON SOUTH 3199**

4

1

1

Land size 757 sqm

Sold Price

**\$955,000**

Sold Date

**19-Jun-26**

Distance

**0.43km**



**4 LESLIE STREET  
FRANKSTON SOUTH 3199**

3

1

1

Land size 534 sqm

Sold Price

**\$960,000**

Sold Date

**18-May-26**

Distance

**0.47km**



**4 GREGORY AVENUE  
FRANKSTON SOUTH 3199**

3

1

1

Land size 686 sqm

Sold Price

**\$970,000**

Sold Date

**26-Jun-26**

Distance

**1.54km**

**This statement was prepared in Aug 2026**

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