

## 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

29 MENZIES CLOSE 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

\$1,475,000

&

\$1,620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,169,000

Property type

House

Suburb

Frankston South

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

### 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 6 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

35 GRANGE ROAD FRANKSTON SOUTH VIC 3199	\$1,523,000	10-Nov-25
36A VIOLET STREET FRANKSTON SOUTH VIC 3199	\$1,600,000	28-Nov-25

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 6 months.

This Statement of Information was prepared on: 15 December 2025

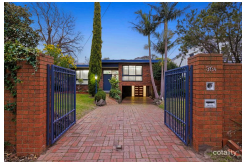


**35 GRANGE ROAD FRANKSTON  
SOUTH VIC 3199**

Sold Price <sup>RS</sup> **\$1,523,000** Sold Date **10-Nov-25**

3 3 2

Distance **0.41km**



**36A VIOLET STREET FRANKSTON  
SOUTH VIC 3199**

Sold Price <sup>RS</sup> **\$1,600,000** Sold Date **28-Nov-25**

5 3 2

Distance **0.44km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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