

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

3/11 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199

Indicative selling price

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

Single Price

or range
between

\$775,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

3/31 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199	\$785,000	29-Apr-25
3/29 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199	\$787,000	20-Mar-25
2/55 BAILEYANA STREET FRANKSTON SOUTH VIC 3199	\$805,000	18-Apr-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: 11 July 2025



**3/31 CULCAIRN DRIVE
FRANKSTON SOUTH VIC 3199**

3 3 -

Sold Price **\$785,000** Sold Date **29-Apr-25**

Distance **0.19km**

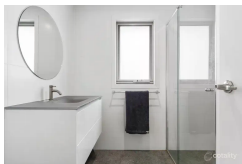


**3/29 CULCAIRN DRIVE
FRANKSTON SOUTH VIC 3199**

3 2 2

Sold Price **\$787,000** Sold Date **20-Mar-25**

Distance **0.17km**



**2/55 BAILEYANA STREET
FRANKSTON SOUTH VIC 3199**

3 2 2

Sold Price **\$805,000** Sold Date **18-Apr-25**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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