

## 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

30 BAILEYANA STREET 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

\$1,100,000

&

\$1,210,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,151,000

Property type

House

Suburb

Frankston South

Period-from

01 Oct 2024

to

30 Sep 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

|                                              |             |           |
|----------------------------------------------|-------------|-----------|
| 49 JASPER TERRACE FRANKSTON SOUTH VIC 3199   | \$1,161,000 | 06-Oct-25 |
| 6 CHRISTOPHER DRIVE FRANKSTON SOUTH VIC 3199 | \$1,210,000 | 14-Sep-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: 21 October 2025

Rebecca Bassett

M 0402115585

E [rebecca.bassett@obrienrealestate.com.au](mailto:rebecca.bassett@obrienrealestate.com.au)



**49 JASPER TERRACE FRANKSTON SOUTH VIC 3199**

Sold Price

<sup>RS</sup>

**\$1,161,000**

Sold Date

**06-Oct-25**



3



1



-

Distance

**0.96km**



**6 CHRISTOPHER DRIVE FRANKSTON SOUTH VIC 3199**

Sold Price

<sup>RS</sup>

**\$1,210,000**

Sold Date

**14-Sep-25**



4



2



2

Distance

**1.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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