

## 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

39 DUNSTAN STREET FRANKSTON SOUTH VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

House

Suburb

Frankston South

Period-from

01 Jan 2024

to

31 Dec 2024

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

|                                              |             |           |
|----------------------------------------------|-------------|-----------|
| 6 GENISTA STREET FRANKSTON SOUTH VIC 3199    | \$787,000   | 21-Sep-24 |
| 17 POINCIANA STREET FRANKSTON SOUTH VIC 3199 | -           | 06-Sep-24 |
| 4 GULLS WAY FRANKSTON SOUTH VIC 3199         | \$2,071,000 | 20-Nov-24 |

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.~~

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**6 GENISTA STREET FRANKSTON SOUTH VIC 3199**

Sold Price **\$787,000** Sold Date **21-Sep-24**

4 1 -

Distance **1.82km**



**17 POINCIANA STREET FRANKSTON SOUTH VIC 3199**

Sold Price - Sold Date **06-Sep-24**

4 1 1

Distance **1.75km**



**4 GULLS WAY FRANKSTON SOUTH VIC 3199**

Sold Price **\$2,071,000** Sold Date **20-Nov-24**

4 1 3

Distance **0.67km**

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

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