

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

6/14 SANDPIPER PLACE FRANKSTON 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

\$115,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Frankston

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

10/14 SANDPIPER PLACE FRANKSTON VIC 3199	\$110,000	25-Apr-25
12/14 SANDPIPER PLACE FRANKSTON VIC 3199	\$130,000	26-Jun-25
32/14 SANDPIPER PLACE FRANKSTON VIC 3199	\$125,000	16-Jun-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: 07 October 2025



**10/14 SANDPIPER PLACE
FRANKSTON VIC 3199**

Sold Price

\$110,000

Sold Date

25-Apr-25

 2

 1

 1

Distance

0km



**12/14 SANDPIPER PLACE
FRANKSTON VIC 3199**

Sold Price

\$130,000

Sold Date

26-Jun-25

 1

 1

 1

Distance

0km



**32/14 SANDPIPER PLACE
FRANKSTON VIC 3199**

Sold Price

\$125,000

Sold Date

16-Jun-25

 1

 1

 1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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