

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

6/16 SANDERS ROAD 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

\$762,500

Property type

Unit

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

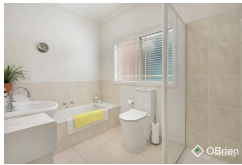
Date of sale

1/10 POINCIANA STREET FRANKSTON SOUTH VIC 3199	\$835,000	08-Apr-25
2/123 FRANCISCAN AVENUE FRANKSTON VIC 3199	\$821,000	15-Apr-25
2/20 KENILWORTH AVENUE FRANKSTON VIC 3199	\$808,000	29-Aug-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: 06 October 2025


**1/10 POINCIANA STREET
FRANKSTON SOUTH VIC 3199**

 3
  2
  2

Sold Price **\$835,000** Sold Date **08-Apr-25**

Distance **1.04km**


**2/123 FRANCISCAN AVENUE
FRANKSTON VIC 3199**

 4
  2
  2

Sold Price **\$821,000** Sold Date **15-Apr-25**

Distance **1.94km**


**2/20 KENILWORTH AVENUE
FRANKSTON VIC 3199**

 4
  3
  1

Sold Price ^{RS} **\$808,000** Sold Date **29-Aug-25**

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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