

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

6/35 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,500

Property type

Unit

Suburb

Frankston South

Period-from

01 Nov 2024

to

31 Oct 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

7/55 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199	\$743,000	14-Oct-25
3/14B BRIGHTON STREET FRANKSTON SOUTH VIC 3199	\$831,000	30-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: 11 November 2025

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**7/55 CULCAIRN DRIVE
FRANKSTON SOUTH VIC 3199**

3 2 2

Sold Price

^{RS} **\$743,000**

Sold Date

14-Oct-25

Distance

0.25km



**3/14B BRIGHTON STREET
FRANKSTON SOUTH VIC 3199**

3 2 2

Sold Price

\$831,000

Sold Date

30-Sep-25

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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