

## 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

L1-06/5 CULCAIRN DRIVE 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

\$320,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Jul 2024

to

30 Jun 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

7/388-390 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$321,000	26-Jul-25
5/93 DANDENONG ROAD EAST FRANKSTON VIC 3199	\$340,000	06-Jun-25
2/3 WOODLEA COURT FRANKSTON VIC 3199	\$340,000	02-Apr-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: 29 July 2025



**7/388-390 NEPEAN HIGHWAY  
FRANKSTON VIC 3199**

2 1 1

Sold Price

<sup>RS</sup> **\$321,000** Sold Date **26-Jul-25**

Distance **3.51km**



**5/93 DANDENONG ROAD EAST  
FRANKSTON VIC 3199**

2 1 1

Sold Price

**\$340,000** Sold Date **06-Jun-25**

Distance **3.8km**



**2/3 WOODLEA COURT  
FRANKSTON VIC 3199**

2 1 1

Sold Price

Sold Date **02-Apr-25**

Distance **3.77km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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