

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 MERRIGAL COURT 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

\$2,200,000

&

\$2,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,195,000

Property type

House

Suburb

Frankston South

Period-from

01 Feb 2025

to

31 Jan 2026

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

12 MEADOW LANE MOUNT ELIZA VIC 3930	\$2,200,000	18-Oct-25
1 MCCUTCHEON CLOSE MOUNT ELIZA VIC 3930	\$2,200,000	07-Nov-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: 18 February 2026

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**12 MEADOW LANE MOUNT ELIZA
VIC 3930**

4 3 2

Sold Price **\$2,200,000** Sold Date **18-Oct-25**

Distance **0.48km**



**1 MCCUTCHEON CLOSE MOUNT
ELIZA VIC 3930**

8 4 2

Sold Price ^{RS} **\$2,200,000** Sold Date **07-Nov-25**

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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