

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 SETTLERS WAY 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

\$980,000

&

\$1,079,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,151,000

Property type

House

Suburb

Frankston South

Period-from

01 Sep 2024

to

31 Aug 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

154 FRANKSTON-FLINDERS ROAD FRANKSTON SOUTH VIC 3199	\$970,930	11-Aug-25
42 CHRISTOPHER DRIVE FRANKSTON SOUTH VIC 3199	\$1,175,000	04-Jul-25
4 NETHERPLACE DRIVE FRANKSTON VIC 3199	\$1,066,000	28-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: 09 September 2025



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**154 FRANKSTON-FLINDERS ROAD
FRANKSTON SOUTH VIC 3199**

Sold Price

^{RS}

\$970,930

Sold Date

11-Aug-25

3

2

2

Distance

0.43km



**42 CHRISTOPHER DRIVE
FRANKSTON SOUTH VIC 3199**

Sold Price

^{RS}

\$1,175,000

Sold Date

04-Jul-25

3

2

2

Distance

1.05km



**4 NETHERPLACE DRIVE
FRANKSTON VIC 3199**

Sold Price

\$1,066,000

Sold Date

28-Jun-25

3

2

2

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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