

# 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

61 HUMPHRIES ROAD 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

\$1,230,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,155,000

Property type

House

Suburb

Frankston South

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

|                                                |             |           |
|------------------------------------------------|-------------|-----------|
| 32 BADEN POWELL DRIVE FRANKSTON SOUTH VIC 3199 | \$1,325,000 | 05-Jun-25 |
| 58 BAILEYANA STREET FRANKSTON SOUTH VIC 3199   | \$1,346,000 | 06-Mar-25 |
| 67 HUMPHRIES ROAD FRANKSTON SOUTH VIC 3199     | \$1,275,000 | 19-Mar-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: 30 June 2025

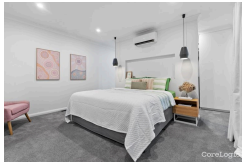


**32 BADEN POWELL DRIVE  
FRANKSTON SOUTH VIC 3199**

 4  2  2

Sold Price <sup>RS</sup> **\$1,325,000** Sold Date **05-Jun-25**

Distance **1.12km**



**58 BAILEYANA STREET  
FRANKSTON SOUTH VIC 3199**

 4  2  -

Sold Price **\$1,346,000** Sold Date **06-Mar-25**

Distance **2.29km**



**67 HUMPHRIES ROAD FRANKSTON  
SOUTH VIC 3199**

 4  2  2

Sold Price **\$1,275,000** Sold Date **19-Mar-25**

Distance **0.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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