

## 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

71 CASUARINA DRIVE FRANKSTON SOUTH VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,230,500

Property type

House

Suburb

Frankston South

Period-from

01 Jul 2025

to

30 Jun 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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 5 HERITAGE AVENUE FRANKSTON SOUTH VIC 3199 | \$1,050,000 | 20-Mar-26 |
| 4 LUKE COURT FRANKSTON SOUTH VIC 3199      | \$1,075,000 | 06-May-26 |
| 39 MURAWA STREET FRANKSTON VIC 3199        | \$1,082,500 | 02-Mar-26 |

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: 13 July 2026


**5 HERITAGE AVENUE FRANKSTON SOUTH VIC 3199**

 Sold Price <sup>RS</sup> **\$1,050,000** <sup>UN</sup> Sold Date **20-Mar-26**

3 2 2

 Distance **0.42km**

**4 LUKE COURT FRANKSTON SOUTH VIC 3199**

 Sold Price <sup>RS</sup> **\$1,075,000** Sold Date **06-May-26**

3 2 2

 Distance **0.96km**

**39 MURAWA STREET FRANKSTON VIC 3199**

 Sold Price **\$1,082,500** Sold Date **02-Mar-26**

3 2 3

 Distance **1.72km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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