

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

8 ROCK LODGE 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

\$1,825,000

&

\$1,925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

House

Suburb

Frankston South

Period-from

01 May 2024

to

30 Apr 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

9 SEAVIEW ROAD FRANKSTON SOUTH VIC 3199	\$1,870,000	29-Oct-24
1 THE HELM FRANKSTON SOUTH VIC 3199	\$1,830,000	13-Jun-24
161 HUMPHRIES ROAD FRANKSTON SOUTH VIC 3199	\$1,840,000	18-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: 28 May 2025



9 SEAVIEW ROAD FRANKSTON SOUTH VIC 3199

4 3 2

Sold Price **\$1,870,000** Sold Date **29-Oct-24**

Distance **0.76km**



1 THE HELM FRANKSTON SOUTH VIC 3199

4 2 2

Sold Price **\$1,830,000** Sold Date **13-Jun-24**

Distance **0.67km**



161 HUMPHRIES ROAD FRANKSTON SOUTH VIC 3199

4 2 2

Sold Price **\$1,840,000** Sold Date **18-Mar-25**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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