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<br>Including suburb and postcode | L1-06/5 CULCAIRN DRIVE 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 | $320,000 | & | $350,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $745,000 | Property type | Unit | Suburb | Frankston South |
| Period-from | 01 Jul 2024 | to | 30 Jun 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 |
|---|---|---|
| 7/388-390 NEPEAN HIGHWAY FRANKSTON VIC 3199 | $321,000 | 26-Jul-25 |
| 5/93 DANDENONG ROAD EAST FRANKSTON VIC 3199 | $340,000 | 06-Jun-25 |
| 2/3 WOODLEA COURT FRANKSTON VIC 3199 | $340,000 | 02-Apr-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: 29 July 2025

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**7/388-390 NEPEAN HIGHWAY FRANKSTON VIC 3199**

2 1 1

Sold Price RS $321,000 Sold Date 26-Jul-25

Distance 3.51km



**5/93 DANDENONG ROAD EAST FRANKSTON VIC 3199**

2 1 1

Sold Price $340,000 Sold Date 06-Jun-25

Distance 3.8km



**2/3 WOODLEA COURT FRANKSTON VIC 3199**

2 1 1

Sold Price Sold Date 02-Apr-25

Distance 3.77km

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

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