FROG PROPERTY
Sales & Management

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: **3 Manuka 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 **$1,080,000** & **$1,175,000**

Median sale price

Median price **$1,226,000** | Property type House | Suburb Frankston South

Period - From 01 April 2026 to 30 June 2026 | Source pricefinder

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 six 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
8 Charlotte Court, Frankston South VIC 3199	$1,130,000	30/07/2026
15 Robinsons Road, Frankston South VIC 3199	$1,157,500	21/05/2026
10 Parkside Grove, Frankston South VIC 3199	$1,200,000	01/09/2026

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 six months.~~

This Statement of Information was prepared on: 7 September 2026

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