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 | 104 ROSEDALE GROVE 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 | $1,000,000 | & | $1,100,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,151,000 | Property type | House | Suburb | Frankston South |
| Period-from | 01 Oct 2024 | to | 30 Sep 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 |
|---|---|---|
| 81 CASUARINA DRIVE FRANKSTON SOUTH VIC 3199 | $990,000 | 01-Sep-25 |
| 57 ESCARPMENT DRIVE FRANKSTON SOUTH VIC 3199 | $1,030,000 | 07-Oct-25 |
| 6 SETTLERS WAY FRANKSTON SOUTH VIC 3199 | $1,050,000 | 16-Sep-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: 20 October 2025

OBrien Real Estate

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**81 CASUARINA DRIVE FRANKSTON SOUTH VIC 3199**

4 1 1

Sold Price RS $990,000 Sold Date 01-Sep-25

Distance 1.01km



**57 ESCARPMENT DRIVE FRANKSTON SOUTH VIC 3199**

3 2 2

Sold Price RS $1,030,000 Sold Date 07-Oct-25

Distance 1.12km



**6 SETTLERS WAY FRANKSTON SOUTH VIC 3199**

3 2 2

Sold Price RS $1,050,000 Sold Date 16-Sep-25

Distance 1.42km

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

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