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	1 WARROCK 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	$850,000	&	$930,000

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
1 BACCHUS COURT FRANKSTON SOUTH VIC 3199	$950,000	20-Feb-25
17 RALEON AVENUE FRANKSTON SOUTH VIC 3199	$900,000	17-Dec-24
13 TRISTANIA STREET FRANKSTON SOUTH VIC 3199	$905,000	07-May-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: 19 May 2025

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1 BACCHUS COURT FRANKSTON SOUTH VIC 3199

3 2 2

Sold Price **$950,000** Sold Date **20-Feb-25**

Distance **0.46km**



17 RALEON AVENUE FRANKSTON SOUTH VIC 3199

3 2 2

Sold Price **$900,000** Sold Date **17-Dec-24**

Distance **0.63km**



13 TRISTANIA STREET FRANKSTON SOUTH VIC 3199

3 2 2

Sold Price RS **$905,000** Sold Date **07-May-25**

Distance **1.21km**

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

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