

## 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 BUCKINGHAM PLACE FRANKSTON SOUTH VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$895,000

&

\$984,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

House

Suburb

Frankston South

Period-from

01 Jan 2024

to

31 Dec 2024

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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 15 COLBERT COURT FRANKSTON SOUTH VIC 3199       | \$990,000 | 30-Sep-24 |
| 11 MOUNT ERIN CRESCENT FRANKSTON SOUTH VIC 3199 | \$980,000 | 17-Sep-24 |
| 3 SHEARER COURT FRANKSTON SOUTH VIC 3199        | \$965,000 | 16-Oct-24 |

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 January 2025

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**15 COLBERT COURT FRANKSTON  
SOUTH VIC 3199**

 4  2  2

Sold Price

**\$990,000**

Sold Date **30-Sep-24**

Distance **1.94km**



**11 MOUNT ERIN CRESCENT  
FRANKSTON SOUTH VIC 3199**

 4  2  3

Sold Price

**\$980,000**

Sold Date **17-Sep-24**

Distance **0.47km**



**3 SHEARER COURT FRANKSTON  
SOUTH VIC 3199**

 4  2  2

Sold Price

**\$965,000**

Sold Date **16-Oct-24**

Distance **0.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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