

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

1/17 OAKFIELD 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Mar 2025

to

28 Feb 2026

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

1/55 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199	\$850,000	12-Feb-26
1/27A CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199	\$845,000	20-Jan-26
2/56 SUMMIT ROAD FRANKSTON VIC 3199	\$820,000	07-Jan-26

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: 23 March 2026

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**1/55 CULCAIRN DRIVE
FRANKSTON SOUTH VIC 3199**

 3  2  2

Sold Price **\$850,000** Sold Date **12-Feb-26**

Distance **0.51km**



**1/27A CULCAIRN DRIVE
FRANKSTON SOUTH VIC 3199**

 3  2  2

Sold Price **\$845,000** Sold Date **20-Jan-26**

Distance **0.34km**



**2/56 SUMMIT ROAD FRANKSTON
VIC 3199**

 2  2  2

Sold Price **\$820,000** Sold Date **07-Jan-26**

Distance **0.7km**

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

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