

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

4/23 CULCAIRN DRIVE 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$822,500

Property type

Unit

Suburb

Frankston South

Period-from

01 Apr 2025

to

31 Mar 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

6/53 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199	\$641,000	09-Apr-26
1/36A OVERPORT ROAD FRANKSTON SOUTH VIC 3199	\$620,000	05-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.

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**6/53 CULCAIRN DRIVE
FRANKSTON SOUTH VIC 3199**

 2  1  1

Sold Price

^{RS}

\$641,000

Sold Date **09-Apr-26**

Distance **0.36km**



**1/36A OVERPORT ROAD
FRANKSTON SOUTH VIC 3199**

 2  1  1

Sold Price

^{RS}

\$620,000

Sold Date **05-Jan-26**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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