

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 CHARLOTTE 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,230,000

Property type

House

Suburb

Frankston South

Period-from

01 Jun 2025

to

31 May 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

228 FRANKSTON-FLINDERS ROAD FRANKSTON SOUTH VIC 3199	\$1,125,000	31-Mar-26
40 CASUARINA DRIVE FRANKSTON SOUTH VIC 3199	\$1,160,000	09-Apr-26
126 ROSEDALE GROVE FRANKSTON SOUTH VIC 3199	\$1,080,000	14-Apr-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: 29 June 2026

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**228 FRANKSTON-FLINDERS ROAD
FRANKSTON SOUTH VIC 3199**

Sold Price

\$1,125,000

Sold Date

31-Mar-26



3



2



2

Distance

0.28km



**40 CASUARINA DRIVE
FRANKSTON SOUTH VIC 3199**

Sold Price

^{RS} **\$1,160,000**

Sold Date

09-Apr-26



3



2



2

Distance

0.38km



**126 ROSEDALE GROVE
FRANKSTON SOUTH VIC 3199**

Sold Price

\$1,080,000

Sold Date

14-Apr-26



4



2



1

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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