

## 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

50 SANDERS ROAD FRANKSTON SOUTH VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,230,000

Property type

House

Suburb

Frankston South

Period-from

01 Jul 2025

to

30 Jun 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

|                                              |             |           |
|----------------------------------------------|-------------|-----------|
| 102 WOODSIDE AVENUE FRANKSTON SOUTH VIC 3199 | \$1,600,000 | 14-Apr-26 |
| 11 CRATHIE COURT FRANKSTON VIC 3199          | \$1,520,000 | 25-Jun-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: 01 July 2026

Jessica Rolfe

P 03 9781 6666

M 0477 553 233

E [jessica.rolfe@obrienrealestate.com.au](mailto:jessica.rolfe@obrienrealestate.com.au)



**102 WOODSIDE AVENUE  
FRANKSTON SOUTH VIC 3199**

 4  2  4

Sold Price **\$1,600,000** Sold Date **14-Apr-26**

Distance **1.35km**



**11 CRATHIE COURT FRANKSTON  
VIC 3199**

 4  2  2

Sold Price <sup>RS</sup> **\$1,520,000** Sold Date **25-Jun-26**

Distance **1.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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