

## 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

228 FRANKSTON-FLINDERS 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

\$1,065,000

&

\$1,165,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

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

9 DONNELLY RISE FRANKSTON SOUTH VIC 3199	\$1,140,000	11-Oct-25
12 SHELBURY PLACE FRANKSTON SOUTH VIC 3199	\$1,170,000	02-Nov-25
20 MANOR DRIVE FRANKSTON SOUTH VIC 3199	\$1,180,000	05-Feb-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: 12 March 2026

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**9 DONNELLY RISE FRANKSTON SOUTH VIC 3199**

 4  2  -

Sold Price **\$1,140,000** Sold Date **11-Oct-25**

Distance **0.39km**



**12 SHELBY PLACE FRANKSTON SOUTH VIC 3199**

 4  2  2

Sold Price **\$1,170,000** Sold Date **02-Nov-25**

Distance **0.99km**



**20 MANOR DRIVE FRANKSTON SOUTH VIC 3199**

 4  2  2

Sold Price <sup>RS</sup> **\$1,180,000** Sold Date **05-Feb-26**

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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