

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

7 SANDERS ROAD 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

\$1,650,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,195,000

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

26 BARTLETT STREET FRANKSTON SOUTH VIC 3199	\$1,744,000	25-Sep-25
8 SHEOAK ROAD FRANKSTON SOUTH VIC 3199	\$2,000,000	17-Nov-25

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: 05 March 2026



**26 BARTLETT STREET
 FRANKSTON SOUTH VIC 3199**

 4  3  6

Sold Price **\$1,744,000** Sold Date **25-Sep-25**

Distance **0.77km**



**8 SHEOAK ROAD FRANKSTON
 SOUTH VIC 3199**

 3  2  2

Sold Price **\$2,000,000** Sold Date **17-Nov-25**

Distance **1.37km**

RS = Recent sale UN = Undisclosed Sale

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