

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

25 SANDPIPER PLACE FRANKSTON 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

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Frankston

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

22 SANDPIPER PLACE FRANKSTON VIC 3199	\$860,000	04-Oct-25
231 CRANBOURNE ROAD FRANKSTON VIC 3199	\$850,000	13-Jan-26
64 LINDRUM ROAD FRANKSTON VIC 3199	\$880,000	01-Mar-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: 25 March 2026



**22 SANDPIPER PLACE
FRANKSTON VIC 3199**

 3  1  2

Sold Price **\$860,000** Sold Date **04-Oct-25**

Distance **0.06km**



**231 CRANBOURNE ROAD
FRANKSTON VIC 3199**

 4  2  2

Sold Price **\$850,000** Sold Date **13-Jan-26**

Distance **0.33km**



**64 LINDRUM ROAD FRANKSTON
VIC 3199**

 3  2  -

Sold Price ^{RS} **\$880,000** Sold Date **01-Mar-26**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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