

## 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

125 CASUARINA DRIVE 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,195,000

Property type

House

Suburb

Frankston South

Period-from

01 Feb 2025

to

31 Jan 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

48 CASUARINA DRIVE FRANKSTON SOUTH VIC 3199	\$1,200,000	31-Oct-25
12 SHELbury PLACE FRANKSTON SOUTH VIC 3199	\$1,170,000	02-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: 17 February 2026

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E [oliver.muehlke@obrienrealestate.com.au](mailto:oliver.muehlke@obrienrealestate.com.au)**48 CASUARINA DRIVE  
FRANKSTON SOUTH VIC 3199**

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Sold Price **\$1,200,000** Sold Date **31-Oct-25**Distance **0.54km****12 SHELbury PLACE FRANKSTON  
SOUTH VIC 3199**

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Sold Price **\$1,170,000** Sold Date **02-Nov-25**Distance **1.37km****RS** = Recent sale**UN** = Undisclosed Sale

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