

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

9 CHRISTOPHER DRIVE 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

\$1,250,000

or range
between

&

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

6 CHRISTOPHER DRIVE FRANKSTON SOUTH VIC 3199	\$1,210,000	15-Sep-25
36 HERITAGE AVENUE FRANKSTON SOUTH VIC 3199	\$1,201,000	02-Dec-25
48 CASUARINA DRIVE FRANKSTON SOUTH VIC 3199	\$1,200,000	31-Oct-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: 12 February 2026

Grant Kersley

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**6 CHRISTOPHER DRIVE
FRANKSTON SOUTH VIC 3199**

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Sold Price **\$1,210,000** Sold Date **15-Sep-25**Distance **0.08km****36 HERITAGE AVENUE
FRANKSTON SOUTH VIC 3199**

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Sold Price **\$1,201,000** Sold Date **02-Dec-25**Distance **0.55km****48 CASUARINA DRIVE
FRANKSTON SOUTH VIC 3199**

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Sold Price **\$1,200,000** Sold Date **31-Oct-25**Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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