

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

54 OVERPORT 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

\$1,320,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,192,500

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

| | | |
|--|-------------|-----------|
| 14 BAILEYANA STREET FRANKSTON SOUTH VIC 3199 | \$1,600,000 | 09-Nov-25 |
| 8 MOUNT ERIN CRESCENT FRANKSTON SOUTH VIC 3199 | \$1,275,000 | 22-Nov-25 |
| 4 FONTAYNE COURT FRANKSTON SOUTH VIC 3199 | \$1,430,000 | 18-Sep-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: 03 February 2026

**14 BAILEYANA STREET
FRANKSTON SOUTH VIC 3199**

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Sold Price **\$1,600,000** Sold Date **09-Nov-25**Distance **0.2km****8 MOUNT ERIN CRESCENT
FRANKSTON SOUTH VIC 3199**

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Sold Price **\$1,275,000** Sold Date **22-Nov-25**Distance **1.34km****4 FONTAYNE COURT FRANKSTON
SOUTH VIC 3199**

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Sold Price **\$1,430,000** Sold Date **18-Sep-25**Distance **1.35km****RS** = Recent sale **UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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