

## 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

2 PARKLAND CLOSE 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

\$2,450,000

&

\$2,695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,192,500

Property type

House

Suburb

Frankston South

Period-from

01 Jan 2025

to

31 Dec 2025

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

11 DARVELL LANE MOUNT ELIZA VIC 3930	\$2,651,000	04-Aug-25
9 DERINYA DRIVE FRANKSTON SOUTH VIC 3199	\$2,501,000	29-Aug-25
10 GULLS WAY FRANKSTON SOUTH VIC 3199	\$2,525,000	08-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: 12 January 2026

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**11 DARVELL LANE MOUNT ELIZA  
VIC 3930**

5 2 8

Sold Price **\$2,651,000** Sold Date **04-Aug-25**

Distance **0.8km**



**9 DERINYA DRIVE FRANKSTON  
SOUTH VIC 3199**

4 3 5

Sold Price **\$2,501,000** Sold Date **29-Aug-25**

Distance **1.13km**



**10 GULLS WAY FRANKSTON  
SOUTH VIC 3199**

4 3 4

Sold Price <sup>RS</sup> **\$2,525,000** <sup>UN</sup> Sold Date **08-Nov-25**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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