

## 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

6 MERRIGAL COURT FRANKSTON SOUTH VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,050,000

&

\$2,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,153,500

Property type

House

Suburb

Frankston South

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 13 ST IVES AVENUE FRANKSTON SOUTH VIC 3199 | \$2,030,000 | 08-Apr-25 |
| 144 OVERPORT ROAD FRANKSTON SOUTH VIC 3199 | \$2,130,000 | 07-Mar-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: 10 July 2025



**13 ST IVES AVENUE FRANKSTON  
SOUTH VIC 3199**

4 2 3

Sold Price **\$2,030,000** Sold Date **08-Apr-25**

Distance **1.79km**



**144 OVERPORT ROAD  
FRANKSTON SOUTH VIC 3199**

5 3 2

Sold Price **\$2,130,000** Sold Date **07-Mar-25**

Distance **0.95km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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