

## 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 DONNELLY RISE 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

\$1,085,000

&

\$1,190,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,155,000

Property type

House

Suburb

Frankston South

Period-from

01 Jun 2024

to

31 May 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

3 WOODSIDE AVENUE FRANKSTON SOUTH VIC 3199	1200000	27-Mar-25
33 PARTRIDGE CRESCENT FRANKSTON VIC 3199	1165000	02-Jun-25
16 TARA DRIVE FRANKSTON VIC 3199	1155000	13-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: 25 June 2025

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**3 WOODSIDE AVENUE  
FRANKSTON SOUTH VIC 3199**

 4  2  4

Sold Price **1200000** Sold Date **27-Mar-25**

Distance **0.78km**



**33 PARTRIDGE CRESCENT  
FRANKSTON VIC 3199**

 4  3  3

Sold Price <sup>RS</sup> **1165000** Sold Date **02-Jun-25**

Distance **1.32km**



**16 TARA DRIVE FRANKSTON VIC  
3199**

 3  1  3

Sold Price **1155000** Sold Date **13-Mar-25**

Distance **1.95km**



**13 GOLF LINKS ROAD FRANKSTON  
VIC 3199**

 4  2  1

Sold Price **1017000** Sold Date **05-May-25**

Distance **0.89km**

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

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