

## 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

1 LIPARI COURT 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

\$1,980,000

&

\$2,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,253,500

Property type

House

Suburb

Frankston South

Period-from

01 Sep 2025

to

31 Aug 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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 8 BRIGHT CRESCENT MOUNT ELIZA VIC 3930 | \$2,060,000 | 05-Jul-26 |
| 1 ARUNDEL COURT MOUNT ELIZA VIC 3930   | \$2,050,000 | 31-Mar-26 |
|                                        |             |           |

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 September 2026



**8 BRIGHT CRESCENT MOUNT  
ELIZA VIC 3930**

 5
  2
  2

Sold Price **\$2,060,000** Sold Date **05-Jul-26**

Distance **1.99km**



**1 ARUNDEL COURT MOUNT ELIZA  
VIC 3930**

 6
  3
  3

Sold Price **\$2,050,000** Sold Date **31-Mar-26**

Distance **1.12km**

RS = Recent sale      UN = Undisclosed Sale

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