

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

4 PARKSIDE GROVE 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

\$1,350,000

&

\$1,440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,155,000

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

| | | |
|--|-------------|-----------|
| 32 BADEN POWELL DRIVE FRANKSTON SOUTH VIC 3199 | \$1,325,000 | 05-Jun-25 |
| 3A LESLIE STREET FRANKSTON SOUTH VIC 3199 | \$1,400,000 | 05-Jun-25 |
| 39A BRUARONG CRESCENT FRANKSTON SOUTH VIC 3199 | \$1,580,000 | 20-Jun-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 July 2025



**32 BADEN POWELL DRIVE
FRANKSTON SOUTH VIC 3199**

4 2 2

Sold Price ^{RS} **\$1,325,000** Sold Date **05-Jun-25**

Distance **0.21km**



**3A LESLIE STREET FRANKSTON
SOUTH VIC 3199**

4 2 4

Sold Price ^{RS} **\$1,400,000** ^{UN} Sold Date **05-Jun-25**

Distance **0.36km**



**39A BRUARONG CRESCENT
FRANKSTON SOUTH VIC 3199**

4 2 2

Sold Price ^{RS} **\$1,580,000** Sold Date **20-Jun-25**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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