

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

7 MANCHELLE CLOSE 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

\$2,850,000

&

\$3,135,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,151,000

Property type

Farm

Suburb

Frankston South

Period-from

01 Aug 2024

to

31 Jul 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

53 ALLISON ROAD MOUNT ELIZA VIC 3930

\$2,810,000

11-Aug-25

286 CANADIAN BAY ROAD MOUNT ELIZA VIC 3930

\$3,200,000

05-Aug-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: 13 August 2025


**53 ALLISON ROAD MOUNT ELIZA
VIC 3930**

Sold Price

^{RS}
\$2,810,000

Sold Date

11-Aug-25


5



4



2

Distance

2.21km

**286 CANADIAN BAY ROAD MOUNT
ELIZA VIC 3930**

Sold Price

^{RS}
\$3,200,000

Sold Date

05-Aug-25


8



4



2

Distance

2.86km
RS = Recent sale

UN = Undisclosed Sale

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