

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

20 Sibyl Avenue, Frankston South Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,850,000 & \$1,950,000

Median sale price

Median price \$1,237,500 Property Type House Suburb Frankston South

Period - From 01/10/2025 to 31/12/2025 Source REIV

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 six 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
1	152 Humphries Rd MOUNT ELIZA 3930	\$1,810,000	21/01/2026
2	20 Lowe St MOUNT ELIZA 3930	\$1,800,000	18/10/2025
3	15 Blake Ct MOUNT ELIZA 3930	\$1,825,000	24/09/2025

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 six months.~~

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Property Type: House (Res)
Land Size: 2700 sqm approx
Agent Comments

Indicative Selling Price
\$1,850,000 - \$1,950,000
Median House Price
December quarter 2025: \$1,237,500

Comparable Properties



152 Humphries Rd MOUNT ELIZA 3930 (REI/VG)

Agent Comments

5 3 2

Price: \$1,810,000
Method: Private Sale
Date: 21/01/2026
Property Type: House
Land Size: 3080 sqm approx



20 Lowe St MOUNT ELIZA 3930 (REI/VG)

Agent Comments

4 2 4

Price: \$1,800,000
Method: Private Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 3523 sqm approx



15 Blake Ct MOUNT ELIZA 3930 (REI/VG)

Agent Comments

6 5 2

Price: \$1,825,000
Method: Private Sale
Date: 24/09/2025
Property Type: House
Land Size: 2692 sqm approx

Account - Community Real Estate



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