

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

2 DERRIL PLACE FRANKSTON 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

\$830,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Frankston

Period-from

01 Mar 2025

to

28 Feb 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

2 BINDI CLOSE FRANKSTON VIC 3199	\$850,000	19-Sep-25
3 BIRCH GROVE FRANKSTON VIC 3199	\$845,000	20-Sep-25
2 BYRON COURT FRANKSTON VIC 3199	\$842,000	31-Jan-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.~~

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2 BINDI CLOSE FRANKSTON VIC 3199

 3  1  4

Sold Price **\$850,000** Sold Date **19-Sep-25**

Distance **0.13km**



3 BIRCH GROVE FRANKSTON VIC 3199

 3  1  1

Sold Price **\$845,000** Sold Date **20-Sep-25**

Distance **0.46km**



2 BYRON COURT FRANKSTON VIC 3199

 3  1  1

Sold Price ^{RS} **\$842,000** Sold Date **31-Jan-26**

Distance **0.37km**

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

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