

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

40 Mountain Avenue, Frankston South Vic 3199

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$1,218,000

Property Type House

Suburb Frankston South

Period - From 01/07/2025

to

30/09/2025

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	12A Mountain Av FRANKSTON SOUTH 3199	\$1,725,000	21/10/2025
2	4 Meribil CI MOUNT ELIZA 3930	\$1,650,000	19/06/2025
3	14 The Helm FRANKSTON SOUTH 3199	\$1,750,000	04/06/2025

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.~~

This Statement of Information was prepared on:

22/10/2025 09:20

40 Mountain Avenue, Frankston South Vic 3199

CROWDER
community real estate

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Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

September quarter 2025: \$1,218,000



 4  2  3

Rooms: 7

Property Type: House

Land Size: 2790 sqm approx

Agent Comments

Comparable Properties



12A Mountain Av FRANKSTON SOUTH 3199 (REI)

Agent Comments

 4  3  6

Price: \$1,725,000

Method: Private Sale

Date: 21/10/2025

Property Type: House

Land Size: 2500 sqm approx



4 Meribil CI MOUNT ELIZA 3930 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,650,000

Method: Private Sale

Date: 19/06/2025

Rooms: 7

Property Type: House (Res)

Land Size: 2800 sqm approx



14 The Helm FRANKSTON SOUTH 3199 (REI)

Agent Comments

 4  2  2

Price: \$1,750,000

Method: Private Sale

Date: 04/06/2025

Property Type: House

Land Size: 2610 sqm approx

Account - Community Real Estate



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