

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 MANOR DRIVE 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 | \$1,150,000 | & | \$1,250,000 |
|--------------|--|---------------------|-------------|---|-------------|

Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|--------------|-------------|---------------|-------------|--------|-----------------|
| Median Price | \$1,192,500 | Property type | House | Suburb | Frankston South |
| Period-from | 01 Jan 2025 | to | 31 Dec 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 |
|---|-------------|--------------|
| 7 GRAPEVIEW COURT FRANKSTON SOUTH VIC 3199 | \$1,170,000 | 17-Sep-25 |
| 36 HERITAGE AVENUE FRANKSTON SOUTH VIC 3199 | \$1,201,000 | 09-Dec-25 |
| 12 SHELBY PLACE FRANKSTON SOUTH VIC 3199 | \$1,170,000 | 02-Nov-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: 07 January 2026