

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

38a Violet Street, 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 \$1,237,500 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	36a Violet St FRANKSTON SOUTH 3199	\$1,600,000	10/11/2025
2	1 Hoadley Av FRANKSTON SOUTH 3199	\$1,610,000	04/10/2025
3			

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:

04/02/2026 10:09

James Crowder
 9787 7221
 0407 813 377

james@crowdercre.com.au

**Property Type:** House**Land Size:** 556 sqm approx[Agent Comments](#)**Indicative Selling Price**

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

Median House Price

December quarter 2025: \$1,237,500

Comparable Properties

**36a Violet St FRANKSTON SOUTH 3199 (REI/VG)**

5



3



2

[Agent Comments](#)**Price:** \$1,600,000**Method:** Private Sale**Date:** 10/11/2025**Property Type:** House (Res)**Land Size:** 560 sqm approx**1 Hoadley Av FRANKSTON SOUTH 3199 (REI/VG)**

4



2



4

[Agent Comments](#)**Price:** \$1,610,000**Method:** Auction Sale**Date:** 04/10/2025**Property Type:** House (Res)**Land Size:** 697 sqm approx

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.

Account - Community Real Estate