

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 SISKA COURT FRANKSTON VIC 3199
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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	\$950,000	&	\$1,045,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$803,000	Property type	House	Suburb	Frankston
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
105 AQUARIUS DRIVE FRANKSTON VIC 3199	\$1,160,000	31-Oct-25
235 HEATHERHILL ROAD FRANKSTON VIC 3199	\$1,052,500	23-Dec-25
20 KINGSTON HEIGHTS FRANKSTON VIC 3199	\$1,067,000	09-Aug-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: 13 January 2026

**105 AQUARIUS DRIVE FRANKSTON** Sold Price
VIC 3199**\$1,160,000** Sold Date **31-Oct-25**

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Distance **0.41km****235 HEATHERHILL ROAD**
FRANKSTON VIC 3199Sold Price **RS \$1,052,500** Sold Date **23-Dec-25**

3 2 2

Distance **0.43km****20 KINGSTON HEIGHTS**
FRANKSTON VIC 3199Sold Price **\$1,067,000** Sold Date **09-Aug-25**

5 2 2

Distance **0.59km****RS** = Recent sale **UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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