

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

12 MANUKA COURT 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

\$1,075,000

&

\$1,175,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Frankston South

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

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: 27 April 2026



17 HIGHLAND DRIVE FRANKSTON SOUTH VIC 3199

 4  2  2

Sold Price

\$1,275,000

Sold Date

12-Jul-25

Distance

0.18km



12 ESCARPMENT DRIVE FRANKSTON SOUTH VIC 3199

 4  2  2

Sold Price

\$1,145,000

Sold Date

02-Sep-25

Distance

0.23km



7 GRAPEVIEW COURT FRANKSTON SOUTH VIC 3199

 4  2  2

Sold Price

\$1,170,000

Sold Date

17-Sep-25

Distance

0.3km



17 SUNDOWN WALK FRANKSTON SOUTH VIC 3199

 4  2  2

Sold Price

\$1,026,181

Sold Date

24-Sep-25

Distance

0.17km



11 GEEBUNG AVENUE FRANKSTON SOUTH VIC 3199

 4  2  3

Sold Price

\$1,060,000

Sold Date

22-Jan-26

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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