

## 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

6 SETTLERS WAY FRANKSTON SOUTH VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$980,000

&

\$1,079,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,151,000

Property type

House

Suburb

Frankston South

Period-from

01 Sep 2024

to

31 Aug 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

|                                                      |             |           |
|------------------------------------------------------|-------------|-----------|
| 154 FRANKSTON-FLINDERS ROAD FRANKSTON SOUTH VIC 3199 | \$970,930   | 11-Aug-25 |
| 42 CHRISTOPHER DRIVE FRANKSTON SOUTH VIC 3199        | \$1,175,000 | 04-Jul-25 |
| 4 NETHERPLACE DRIVE FRANKSTON VIC 3199               | \$1,066,000 | 28-Jun-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: 09 September 2025



### 154 FRANKSTON-FLINDERS ROAD FRANKSTON SOUTH VIC 3199

Sold Price

<sup>RS</sup>
**\$970,930**

Sold Date

**11-Aug-25**


3



2



2

Distance

**0.43km**


### 42 CHRISTOPHER DRIVE FRANKSTON SOUTH VIC 3199

Sold Price

<sup>RS</sup>
**\$1,175,000**

Sold Date

**04-Jul-25**


3



2



2

Distance

**1.05km**


### 4 NETHERPLACE DRIVE FRANKSTON VIC 3199

Sold Price

**\$1,066,000**

Sold Date

**28-Jun-25**


3



2



2

Distance

**0.35km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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