

## 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

45 AQUARIUS DRIVE FRANKSTON 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

\$930,000

&

\$1,020,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Frankston

Period-from

01 Jun 2025

to

31 May 2026

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

|   |             |           |
|---|-------------|-----------|
| 85 AQUARIUS DRIVE FRANKSTON VIC 3199    | \$985,000   | 14-Mar-26 |
| 235 HEATHERHILL ROAD FRANKSTON VIC 3199 | \$1,052,500 | 15-Dec-25 |
| 2 SISKI COURT FRANKSTON VIC 3199        | \$995,000   | 03-Feb-26 |

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 June 2026



**85 AQUARIUS DRIVE FRANKSTON VIC 3199**

Sold Price

**\$985,000**

Sold Date

**14-Mar-26**

 4  2  2

Distance

**0.31km**



**235 HEATHERHILL ROAD FRANKSTON VIC 3199**

Sold Price

**\$1,052,500**

Sold Date

**15-Dec-25**

 4  2  2

Distance

**0.4km**



**2 SISKA COURT FRANKSTON VIC 3199**

Sold Price

**\$995,000**

Sold Date

**03-Feb-26**

 4  2  2

Distance

**0.14km**

RS = Recent sale

UN = Undisclosed Sale

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