

## 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

27/14 SANDPIPER PLACE 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

\$130,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 12/14 SANDPIPER PLACE FRANKSTON VIC 3199 | \$130,000 | 26-Jun-25 |
| 32/14 SANDPIPER PLACE FRANKSTON VIC 3199 | \$125,000 | 16-Jun-25 |
| 6/14 SANDPIPER PLACE FRANKSTON VIC 3199  | \$114,000 | 22-Oct-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: 30 January 2026



**12/14 SANDPIPER PLACE  
FRANKSTON VIC 3199**

 1  1  1

Sold Price

**\$130,000**

Sold Date **26-Jun-25**

Distance

**0km**



**32/14 SANDPIPER PLACE  
FRANKSTON VIC 3199**

 1  1  1

Sold Price

**\$125,000**

Sold Date **16-Jun-25**

Distance

**0km**



**6/14 SANDPIPER PLACE  
FRANKSTON VIC 3199**

 1  1  1

Sold Price

**\$114,000**

Sold Date **22-Oct-25**

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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