

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

9 THE HELM 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

\$1,750,000

&

\$1,890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,210,000

Property type

House

Suburb

Frankston South

Period-from

01 May 2025

to

30 Apr 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

9 MERRIGAL COURT FRANKSTON SOUTH VIC 3199	\$1,750,000	07-Apr-26
1 BANGALAY AVENUE FRANKSTON SOUTH VIC 3199	\$1,790,000	23-Mar-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: 12 May 2026

**9 MERRIGAL COURT FRANKSTON
SOUTH VIC 3199**

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Sold Price ^{RS} **\$1,750,000** Sold Date **07-Apr-26**Distance **1.13km****1 BANGALAY AVENUE
FRANKSTON SOUTH VIC 3199**

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Sold Price ^{RS} **\$1,790,000** ^{UN} Sold Date **23-Mar-26**Distance **0.85km****RS** = Recent sale**UN** = Undisclosed Sale

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