

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

20/14 SANDPIPER PLACE FRANKSTON 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

\$135,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2025

to

31 Mar 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

12/14 SANDPIPER PLACE FRANKSTON VIC 3199	\$130,000	26-Jun-25
27/14 SANDPIPER PLACE FRANKSTON VIC 3199	\$126,000	05-Feb-26
29/14 SANDPIPER PLACE FRANKSTON VIC 3199	\$130,000	01-Apr-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: 27 April 2026



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

 1  1  1

Sold Price **\$130,000** Sold Date **26-Jun-25**

Distance **0km**



**27/14 SANDPIPER PLACE
FRANKSTON VIC 3199**

 1  1  22

Sold Price **\$126,000** Sold Date **05-Feb-26**

Distance **0km**



**29/14 SANDPIPER PLACE
FRANKSTON VIC 3199**

 1  1  1

Sold Price ^{RS} **\$130,000** Sold Date **01-Apr-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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