

## 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

11 WATSON STREET 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

\$960,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,230,500

Property type

House

Suburb

Frankston South

Period-from

01 Aug 2025

to

31 Jul 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 4 GREGORY AVENUE FRANKSTON SOUTH VIC 3199    | \$970,000 | 26-Jun-26 |
| 6 VISTA COURT FRANKSTON SOUTH VIC 3199       | \$955,000 | 19-Jun-26 |
| 15 WENTWORTH AVENUE FRANKSTON SOUTH VIC 3199 | \$973,000 | 23-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: 10 August 2026



## 4 GREGORY AVENUE FRANKSTON SOUTH VIC 3199

Sold Price

<sup>RS</sup> \$970,000

Sold Date

26-Jun-26

3 1 -

Distance

0.48km



## 6 VISTA COURT FRANKSTON SOUTH VIC 3199

Sold Price

<sup>RS</sup> \$955,000

Sold Date

19-Jun-26

4 1 -

Distance

1.69km



## 15 WENTWORTH AVENUE FRANKSTON SOUTH VIC 3199

Sold Price

\$973,000

Sold Date

23-Feb-26

3 1 1

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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