

## 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

4 LESLIE 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

\$930,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

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

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 74 WOOLSTON DRIVE FRANKSTON SOUTH VIC 3199  | \$945,000   | 10-Nov-25 |
| 39 BLAXLAND AVENUE FRANKSTON SOUTH VIC 3199 | \$961,250   | 29-Apr-26 |
| 1 WAKEFIELD AVENUE FRANKSTON SOUTH VIC 3199 | \$1,070,000 | 17-Dec-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: 05 May 2026



**74 WOOLSTON DRIVE  
FRANKSTON SOUTH VIC 3199**

3 1 1

Sold Price **\$945,000** Sold Date **10-Nov-25**

Distance **0.79km**



**39 BLAXLAND AVENUE  
FRANKSTON SOUTH VIC 3199**

3 1 3

Sold Price <sup>RS</sup> **\$961,250** Sold Date **29-Apr-26**

Distance **1.68km**



**1 WAKEFIELD AVENUE  
FRANKSTON SOUTH VIC 3199**

3 1 2

Sold Price **\$1,070,000** Sold Date **17-Dec-25**

Distance **0.73km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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