

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

40 BADEN POWELL DRIVE 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

\$1,495,000

&

\$1,595,000

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

35 GRANGE ROAD FRANKSTON SOUTH VIC 3199	\$1,523,000	10-Nov-25
5 SWEETFERN DELL FRANKSTON SOUTH VIC 3199	\$1,665,000	30-Jan-26
1 HARCOURT AVENUE FRANKSTON SOUTH VIC 3199	\$1,710,000	16-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: 04 May 2026

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**35 GRANGE ROAD FRANKSTON
SOUTH VIC 3199**

3 3 2

Sold Price **\$1,523,000** Sold Date **10-Nov-25**

Distance **0.47km**



**5 SWEETFERN DELL FRANKSTON
SOUTH VIC 3199**

4 2 2

Sold Price **\$1,665,000** Sold Date **30-Jan-26**

Distance **0.51km**



**1 HARCOURT AVENUE
FRANKSTON SOUTH VIC 3199**

3 3 3

Sold Price **\$1,710,000** Sold Date **16-Mar-26**

Distance **0.37km**

RS = Recent sale **UN** = Undisclosed Sale

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