

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

6/53 CULCAIRN 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$802,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Jan 2025

to

31 Dec 2025

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

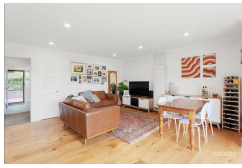
2/40-42 WILLIAMS STREET FRANKSTON VIC 3199	\$630,000	14-Nov-25
4/3 DENBIGH STREET FRANKSTON VIC 3199	\$675,000	01-Dec-25
4/7 LARDNER ROAD FRANKSTON VIC 3199	\$620,000	05-Nov-25

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: 14 January 2026

Luke Magree
P 0499993291
M 0499993291
E luke.magree@obrienrealestate.com.au



**2/40-42 WILLIAMS STREET
FRANKSTON VIC 3199**

Sold Price ^{RS} **\$630,000** ^{UN} Sold Date **14-Nov-25**

 2  1  2

Distance **1.98km**



**4/3 DENBIGH STREET FRANKSTON
VIC 3199**

Sold Price ^{RS} **\$675,000** ^{UN} Sold Date **01-Dec-25**

 2  1  1

Distance **2km**



**4/7 LARDNER ROAD FRANKSTON
VIC 3199**

Sold Price **\$620,000** Sold Date **05-Nov-25**

 2  1  1

Distance **1.37km**

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

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