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	7/37 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	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$767,500	Property type	Unit	Suburb	Frankston South
Period-from	01 Nov 2024	to	31 Oct 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
3/11 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199	$825,000	05-Sep-25
2/17 OAKFIELD COURT FRANKSTON SOUTH VIC 3199	$900,000	21-Jun-25
7/55 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199	$743,000	23-Sep-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: 27 November 2025

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3/11 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199

3 2 2

Sold Price **$825,000** Sold Date **05-Sep-25**

Distance **0.25km**

2/17 OAKFIELD COURT FRANKSTON SOUTH VIC 3199

3 2 2

Sold Price **$900,000** Sold Date **21-Jun-25**

Distance **0.37km**

7/55 CULCAIRN DRIVE FRANKSTON SOUTH VIC 3199

3 2 2

Sold Price **$743,000** Sold Date **23-Sep-25**

Distance **0.23km**

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

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