

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 39 Heatherhill Road, Frankston Vic 3199
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$820,000

Median sale price

Median price \$875,000 Property Type House Suburb Frankston
Period - From 01/10/2025 to 31/12/2025 Source REIV

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 six 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
1 3/32 Highview Rd FRANKSTON 3199	\$756,000	16/09/2025
2 3/11 Culcairn Dr FRANKSTON SOUTH 3199	\$825,000	06/09/2025
3 5c Olympic Av FRANKSTON 3199	\$780,000	01/08/2025

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 six months.~~

This Statement of Information was prepared on:

22/01/2026 10:32

**Property Type:**

Divorce/Estate/Family Transfers

Land Size: 312 sqm approx**Agent Comments****Indicative Selling Price**

\$750,000 - \$820,000

Median House Price

December quarter 2025: \$875,000

Comparable Properties

**3/32 Highview Rd FRANKSTON 3199 (REI/VG)****Price:** \$756,000**Method:** Private Sale**Date:** 16/09/2025**Property Type:** Townhouse (Single)**Agent Comments****3/11 Culcairn Dr FRANKSTON SOUTH 3199 (REI/VG)****Price:** \$825,000**Method:** Private Sale**Date:** 06/09/2025**Property Type:** Townhouse (Single)**Land Size:** 186 sqm approx**Agent Comments****5c Olympic Av FRANKSTON 3199 (REI/VG)****Price:** \$780,000**Method:** Private Sale**Date:** 01/08/2025**Property Type:** Townhouse (Single)**Land Size:** 285 sqm approx**Agent Comments****Account - Ray White - The Bayside Group | P: 03 9584 8288**