

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 MURRAY CLOSE FRANKSTON 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

\$830,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Frankston

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

4 APOLLO COURT FRANKSTON VIC 3199	\$885,000	05-Feb-25
4 OWEN CLOSE FRANKSTON VIC 3199	\$835,000	13-Apr-25
23 WASHINGTON DRIVE FRANKSTON VIC 3199	\$845,000	10-Jun-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: 19 June 2025

Rebecca Bassett

M 0402115585

E rebecca.bassett@obrienrealestate.com.au


**4 APOLLO COURT FRANKSTON
VIC 3199**
 4  2  2

Sold Price

\$885,000

Sold Date

05-Feb-25

Distance

0.91km

**4 OWEN CLOSE FRANKSTON VIC
3199**
 4  2  1

Sold Price

\$835,000

Sold Date

13-Apr-25

Distance

1.6km

**23 WASHINGTON DRIVE
FRANKSTON VIC 3199**
 4  2  -

Sold Price

^{RS} **\$845,000**

Sold Date

10-Jun-25

Distance

1.99km
RS = Recent sale

UN = Undisclosed Sale

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