

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

3 VANESSA COURT 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

\$800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$792,000

Property type

House

Suburb

Frankston

Period-from

01 Dec 2024

to

30 Nov 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

4 HUDSON AVENUE FRANKSTON VIC 3199	-	10-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.

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**4 HUDSON AVENUE FRANKSTON
VIC 3199**

Sold Price

^{RS} - ^{UN} Sold Date **10-Nov-25**

 3  1  1

Distance **0.24km**

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

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