

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

5 CLARKE STREET 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

\$820,000

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	\$804,000	10-Nov-25
9 VENICE COURT FRANKSTON VIC 3199	\$840,000	10-Nov-25
3 BIRCH GROVE FRANKSTON VIC 3199	\$845,000	20-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: 18 December 2025

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**4 HUDSON AVENUE FRANKSTON
VIC 3199**

Sold Price

^{RS} **\$804,000** ^{UN}Sold Date **10-Nov-25** 3  1  1Distance **1.15km****9 VENICE COURT FRANKSTON VIC
3199**

Sold Price

\$840,000Sold Date **10-Nov-25** 3  1  1Distance **1.31km****3 BIRCH GROVE FRANKSTON VIC
3199**

Sold Price

\$845,000Sold Date **20-Sep-25** 3  1  1Distance **0.9km****RS** = Recent sale**UN** = Undisclosed Sale

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