

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

5 MORLEY COURT FRANKSTON VIC 3199

Address
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single

or range
Price &
between

\$750,000

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Frankston

Period-from

01 Mar 2025

to

28 Feb 2026

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

\$805,000

28-Oct-25

5 CLARKE STREET FRANKSTON VIC 3199

\$815,000

02-Mar-26

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 March 2026



4 HUDSON AVENUE FRANKSTON
VIC 3199

3 1 1

Sold Price

\$805,000 Sold Date 28-Oct-25

Distance 1.37km



5 CLARKE STREET FRANKSTON
VIC 3199

3 1 1

Sold Price

\$815,000 Sold Date 02-Mar-26

Distance 1.19km

RS = Recent sale

UN = Undisclosed Sale

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