

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

6 OMAROO ROAD 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

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

7 COONAC PLACE FRANKSTON VIC 3199	\$850,000	11-Dec-25
21 CULBURRA AVENUE FRANKSTON VIC 3199	\$815,600	06-Dec-25
10 COPROSMA AVENUE FRANKSTON VIC 3199	\$847,500	13-Feb-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: 02 March 2026

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**7 COONAC PLACE FRANKSTON
VIC 3199**

 3  1  1

Sold Price

\$850,000

Sold Date

11-Dec-25

Distance

0.19km



**21 CULBURRA AVENUE
FRANKSTON VIC 3199**

 3  1  2

Sold Price

\$815,600

Sold Date

06-Dec-25

Distance

0.93km



**10 COPROSMA AVENUE
FRANKSTON VIC 3199**

 3  1  6

Sold Price

^{RS} **\$847,500**

Sold Date

13-Feb-26

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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