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	8 MORRIS 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~~		or range between	$790,000	&	$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$855,000	Property type	House	Suburb	Frankston
Period-from	01 Aug 2025	to	31 Jul 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
35 FOOT STREET FRANKSTON VIC 3199	$860,000	20-Jul-26
20 HILL STREET FRANKSTON VIC 3199	$820,000	22-Jul-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: 10 August 2026

OBrien Real Estate

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35 FOOT STREET FRANKSTON VIC 3199

3 1 1

Sold Price RS **$860,000** Sold Date **20-Jul-26**

Distance **1.04km**

20 HILL STREET FRANKSTON VIC 3199

3 1 1

Sold Price RS **$820,000** Sold Date **22-Jul-26**

Distance **1.25km**

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

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