

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

4 BAILLIE 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

\$870,000

&

\$957,000

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

20 SCHOONER BAY DRIVE FRANKSTON VIC 3199	\$926,500	27-May-26
8 TAVERNER SQUARE FRANKSTON VIC 3199	\$940,000	30-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

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**20 SCHOONER BAY DRIVE
FRANKSTON VIC 3199**

 4  2  2

Sold Price

^{RS}

\$926,500

Sold Date **27-May-26**

Distance **0.64km**



**8 TAVERNER SQUARE
FRANKSTON VIC 3199**

 4  2  2

Sold Price

^{RS}

\$940,000

Sold Date **30-Jul-26**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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