

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

3 MELALEUCA 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

\$750,000

&

\$825,000

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

4 BLOOM STREET FRANKSTON VIC 3199	\$795,000	06-May-26
8 NARAMBI CRESCENT FRANKSTON VIC 3199	\$815,000	27-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.~~

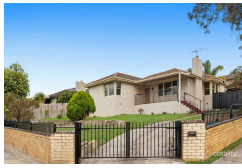
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4 BLOOM STREET FRANKSTON VIC Sold Price **3199**

\$795,000 Sold Date **06-May-26**

 3  2  1

Distance **1.43km**



8 NARAMBI CRESCENT
FRANKSTON VIC 3199

Sold Price

^{RS} **\$815,000**

Sold Date **27-Jul-26**

 3  1  2

Distance **1.15km**



20 HILL STREET FRANKSTON VIC
3199

Sold Price

^{RS} **\$820,000**

Sold Date **22-Jul-26**

 3  1  1

Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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