

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 Bokissa Drive, Frankston Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$775,000 & \$800,000

Median sale price

Median price \$740,000 Property Type House Suburb Frankston

Period - From 01/01/2024 to 31/12/2024 Source REIV

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 six 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
1	6 Windsor Ct FRANKSTON 3199	\$880,000	18/02/2025
2	76 Frank St FRANKSTON 3199	\$850,000	18/09/2024
3			

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 six months.

This Statement of Information was prepared on: 19/02/2025 13:02



Property Type: House (Res)

Land Size: 538 sqm approx

Agent Comments

Indicative Selling Price

\$775,000 - \$800,000

Median House Price

Year ending December 2024: \$740,000

Comparable Properties

6 Windsor Ct FRANKSTON 3199 (REI)

Agent Comments



Price: \$880,000

Method:

Date: 18/02/2025

Property Type: House

76 Frank St FRANKSTON 3199 (REI)

Agent Comments



Price: \$850,000

Method:

Date: 18/09/2024

Property Type: House

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 six months.

Account - Fosterfroling Real Estate | P: 03 9781 3366