

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

1 GLEN 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

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 Aug 2024

to

31 Jul 2025

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 MCMAHONS ROAD FRANKSTON VIC 3199	\$700,000	21-May-25
7 LEWIS STREET FRANKSTON VIC 3199	\$701,000	28-May-25
1A BUNDARA COURT FRANKSTON VIC 3199	\$730,000	01-Apr-25

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: 13 August 2025

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**7 MCMAHONS ROAD FRANKSTON
VIC 3199**

 4  1  1

Sold Price

\$700,000

Sold Date

21-May-25

Distance

0.76km



**7 LEWIS STREET FRANKSTON VIC
3199**

 3  1  1

Sold Price

\$701,000

Sold Date

28-May-25

Distance

1.73km



**1A BUNDARA COURT FRANKSTON
VIC 3199**

 3  1  2

Sold Price

\$730,000

Sold Date

01-Apr-25

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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