

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 Boree Court, Frankston Vic 3199

Indicative selling price

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

Single price

\$785,000

Median sale price

Median price

\$797,000

Property Type

House

Suburb

Frankston

Period - From

01/10/2024

to

30/09/2025

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 Almora CI FRANKSTON 3199	\$766,000	03/09/2025
2	17 Gretana Cr FRANKSTON 3199	\$785,000	03/09/2025
3	9 Kenley Ct FRANKSTON 3199	\$755,000	21/08/2025

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:

06/10/2025 13:37



 3  2  1

Rooms: 7

Property Type: House

Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price

\$785,000

Median House Price

Year ending September 2025: \$797,000

Comparable Properties



6 Almora CI FRANKSTON 3199 (REI)

Agent Comments

 3  1  3

Price: \$766,000

Method: Private Sale

Date: 03/09/2025

Property Type: House (Res)

Land Size: 598 sqm approx



17 Gretana Cr FRANKSTON 3199 (REI)

Agent Comments

 7  1  2

Price: \$785,000

Method: Private Sale

Date: 03/09/2025

Property Type: House (Res)

Land Size: 547 sqm approx



9 Kenley Ct FRANKSTON 3199 (REI)

Agent Comments

 4  2  2

Price: \$755,000

Method: Private Sale

Date: 21/08/2025

Property Type: House

Land Size: 582 sqm approx

Account - Fosterfroling Real Estate | P: 03 9781 3366