

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

3 FLYNN COURT FRANKSTON VIC 3199

Address
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single

or range
Price &
between

\$890,000

\$979,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Frankston

Period-from

01 Sep 2024

to

31 Aug 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

14 NARAMBI CRESCENT FRANKSTON VIC 3199

\$930,000

29-Jul-25

12 THE TROSSACHS FRANKSTON VIC 3199

\$950,000

22-Jul-25

29 GRIMWADE CRESCENT FRANKSTON VIC 3199

\$1,015,000

12-09-25

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: 12 September 2025

	14 NARAMBI CRESCENT FRANKSTON VIC 3199	Sold Price	\$930,000	Sold Date	29-Jul-25
	 4  2  1			Distance	1.31km
	12 THE TROSSACHS FRANKSTON VIC 3199	Sold Price	\$950,000	Sold Date	12-Nov-19 22-Jul-25
	 3  3  2			Distance	1.88km
	29 GRIMWADE CRESCENT FRANKSTON VIC 3199	Sold Price	\$1,015,000	Sold Date	21-Nov-17 12-Sep-25
	 3  2  2			Distance	2.4km

RS = Recent sale

UN = Undisclosed Sale

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