

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 KILDARE 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Frankston

Period-from

01 Jul 2024

to

30 Jun 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

1 HUNTER COURT FRANKSTON VIC 3199	\$651,000	13-Feb-25
76 FRANKSTON-FLINDERS ROAD FRANKSTON VIC 3199	\$645,000	13-Feb-25
8 ALBA STREET FRANKSTON NORTH VIC 3200	\$670,000	21-Jun-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: 24 July 2025

Rebecca Bassett

M 0402115585

E rebecca.bassett@obrienrealestate.com.au



1 HUNTER COURT FRANKSTON VIC 3199

Sold Price

\$651,000

Sold Date

13-Feb-25

 3

 1

 2

Distance

1.91km



**76 FRANKSTON-FLINDERS ROAD
FRANKSTON VIC 3199**

Sold Price

\$645,000

Sold Date

13-Feb-25

 3

 1

 2

Distance

1.27km



**8 ALBA STREET FRANKSTON
NORTH VIC 3200**

Sold Price

^{RS} **\$670,000**

Sold Date

21-Jun-25

 3

 1

 1

Distance

4.39km

RS = Recent sale

UN = Undisclosed Sale

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