

## 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 MELALEUCA COURT FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Frankston

Period-from

01 Aug 2025

to

31 Jul 2026

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 4 BLOOM STREET FRANKSTON VIC 3199     | \$795,000 | 06-May-26 |
| 8 NARAMBI CRESCENT FRANKSTON VIC 3199 | \$815,000 | 27-Jul-26 |
| 20 HILL STREET FRANKSTON VIC 3199     | \$820,000 | 22-Jul-26 |

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: 07 August 2026

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**4 BLOOM STREET FRANKSTON VIC** Sold Price **\$795,000** Sold Date **06-May-26**  
**3199**

 3  2  1

Distance **1.43km**



**8 NARAMBI CRESCENT** Sold Price <sup>RS</sup> **\$815,000** Sold Date **27-Jul-26**  
**FRANKSTON VIC 3199**

 3  1  2

Distance **1.15km**



**20 HILL STREET FRANKSTON VIC** Sold Price <sup>RS</sup> **\$820,000** Sold Date **22-Jul-26**  
**3199**

 3  1  1

Distance **1.4km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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