

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 OAKFIELD COURT FRANKSTON SOUTH 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,151,000

Property type

House

Suburb

Frankston South

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

2 ALBANY PLACE FRANKSTON SOUTH VIC 3199	\$906,000	17-May-25
35 SYCAMORE ROAD FRANKSTON SOUTH VIC 3199	\$900,000	09-Jul-25
16 WENTWORTH AVENUE FRANKSTON SOUTH VIC 3199	\$945,000	22-Jul-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: 17 August 2025



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**2 ALBANY PLACE FRANKSTON
SOUTH VIC 3199**

3 1 1

Sold Price **\$906,000** Sold Date **17-May-25**

Distance **0.23km**



**35 SYCAMORE ROAD FRANKSTON
SOUTH VIC 3199**

3 1 2

Sold Price **\$900,000** Sold Date **09-Jul-25**

Distance **0.21km**



**16 WENTWORTH AVENUE
FRANKSTON SOUTH VIC 3199**

3 1 2

Sold Price ^{RS} **\$945,000** Sold Date **22-Jul-25**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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