

## 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 VIOLA 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

\$730,000

&

\$790,000

### 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

3 TYABB COURT FRANKSTON VIC 3199	\$755,000	14-Apr-25
64 CARRAMAR DRIVE FRANKSTON VIC 3199	\$625,000	10-Jun-25
19 INGLENOOK CRESCENT FRANKSTON VIC 3199	\$785,000	28-May-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: 09 September 2025

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**3 TYABB COURT FRANKSTON VIC 3199**

 3  1  2

Sold Price

**\$755,000**

Sold Date

**14-Apr-25**

Distance

**0.15km**



**64 CARRAMAR DRIVE FRANKSTON VIC 3199**

 3  1  1

Sold Price

**\$625,000**

Sold Date

**10-Jun-25**

Distance

**0.09km**



**19 INGLEBROOK CRESCENT FRANKSTON VIC 3199**

 3  1  2

Sold Price

**\$785,000**

Sold Date

**28-May-25**

Distance

**0.3km**

RS = Recent sale

UN = Undisclosed Sale

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