

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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	4 ALBERT CO	URT FI	RANKSTO	N VIC	3199		
Address Including suburb and p	ostcode						
Indicative selling price							
For the meaning of this price	e see consumer.vio	c.gov.au	/underquot	ing (*D	elete single price	or range a	as applicable)
<del>Single</del>			or range Price& between		\$790,000		\$850,000
Median sale price (*Delete house or unit as ap	plicable)		between				
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
6 INALA COURT FRANKSTON VIC 3199	\$870,000	11-Sep-25
48 SASSAFRAS DRIVE FRANKSTON VIC 3199	\$837,000	08-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: 12 September 2025





6 INALA COURT FRANKSTON VIC Sold Price 3199

**□** 3 **□** 2 **□** 2

<del>\$218,000</del> Sold Date <del>18-Mar-06</del> \$870,000 11-Sep-25

Distance 1.31km



48 SASSAFRAS DRIVE FRANKSTON VIC 3199

48 SASSAFRAS DRIVE Sold Price \$837,000 Sold Date 08-Jul-25

Distance 1.67km

## RS = Recent sale UN = Undisclosed Sale

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