

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

4 ALBERT COURT FRANKSTON VIC 3199

Address
Including suburb and postcode

Indicative selling price

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

Single

or range
Price &
between

\$790,000

\$850,000

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

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 3199

Sold Price

~~\$218,000~~
\$870,000

Sold Date

~~18-Mar-06~~
11-Sep-25

Distance

1.31km

3

2

2



48 SASSAFRAS DRIVE
FRANKSTON VIC 3199

Sold Price

\$837,000

Sold Date

08-Jul-25

Distance

1.67km

3

1

2

RS = Recent sale

UN = Undisclosed Sale

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