

## 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 HUDSON AVENUE FRANKSTON VIC 3199

Address  
Including suburb and postcode

## 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

or range  
Price &  
between

\$750,000

\$825,000

## Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Frankston

Period-from

01 Oct 2024

to

30 Sep 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

14 DERNA CRESCENT FRANKSTON VIC 3199

\$770,000

13-Sep-25

42 LINDRUM ROAD FRANKSTON VIC 3199

\$775,000

22-Sep-25

117 WANGARRA ROAD FRANKSTON VIC 3199

\$800,000

09-Aug-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: 01 October 2025



**14 DERNA CRESCENT FRANKSTON  
VIC 3199**

3 1 1

Sold Price

<sup>RS</sup> **\$770,000**

Sold Date

**13-Sep-25**

Distance

**0.18km**



**42 LINDRUM ROAD FRANKSTON  
VIC 3199**

3 1 2

Sold Price

~~\$600,000~~  
**\$775,000**

Sold Date

~~23-Oct-23~~  
**22-Sep-25**

Distance

**0.92km**



**117 WANGARRA ROAD  
FRANKSTON VIC 3199**

3 1 2

Sold Price

**\$800,000**

Sold Date

**09-Aug-25**

Distance

**1.05km**

RS = Recent sale

UN = Undisclosed Sale

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