

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

4 OAKHURST COURT FRANKSTON 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

\$980,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

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

3 BURGESS COURT FRANKSTON VIC 3199	\$952,000	20-Aug-25
272 SKYE ROAD FRANKSTON VIC 3199	\$1,009,000	20-Sep-25
13 BIRDWOOD STREET FRANKSTON VIC 3199	\$959,000	16-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: 16 October 2025

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3 BURGESS COURT FRANKSTON VIC 3199

Sold Price

\$952,000

Sold Date **20-Aug-25**

 4  2  2

Distance **0.24km**



272 SKYE ROAD FRANKSTON VIC 3199

Sold Price

^{RS} **\$1,009,000**

Sold Date **20-Sep-25**

 4  2  3

Distance **1.47km**



13 BIRDWOOD STREET FRANKSTON VIC 3199

Sold Price

\$959,000

Sold Date **16-Jul-25**

 3  2  2

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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