

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

5/4 BARAK 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2024

to

31 Jul 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

15/4 BARAK COURT FRANKSTON VIC 3199	\$370,000	15-Oct-24
5/21-23 HILL STREET FRANKSTON VIC 3199	\$345,000	19-Mar-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: 04 August 2025

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**15/4 BARAK COURT FRANKSTON
VIC 3199**

Sold Price

\$370,000

Sold Date

15-Oct-24 1 1 1

Distance

0km**5/21-23 HILL STREET FRANKSTON
VIC 3199**

Sold Price

\$345,000

Sold Date

19-Mar-25 1 1 1

Distance

1.37km**RS** = Recent sale**UN** = Undisclosed Sale

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