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 BOWMAN 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~~		or range between	$770,000	&	$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	House	Suburb	Frankston
Period-from	01 Jun 2025	to	31 May 2026	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 MILINA COURT FRANKSTON VIC 3199	$860,000	07-May-26
42 CARRAMAR DRIVE FRANKSTON VIC 3199	$810,000	21-Mar-26
3 ELENYA COURT FRANKSTON VIC 3199	$840,000	02-May-26

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: 20 June 2026

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3 MILINA COURT FRANKSTON VIC 3199
3 2 2
Sold Price **$860,000** Sold Date **07-May-26**
Distance **0.25km**



42 CARRAMAR DRIVE FRANKSTON VIC 3199
3 1 2
Sold Price **$810,000** Sold Date **21-Mar-26**
Distance **0.33km**



3 ELENYA COURT FRANKSTON VIC 3199
3 1 3
Sold Price RS **$840,000** Sold Date **02-May-26**
Distance **0.41km**

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

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