

## 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

6 ABBEYGATE COURT FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

\$925,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Frankston

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

4 JEROME COURT FRANKSTON VIC 3199	\$985,142	18-Mar-25
67 RAPHAEL CRESCENT FRANKSTON VIC 3199	\$945,000	15-Feb-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: 05 April 2025

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**4 JEROME COURT FRANKSTON  
VIC 3199**

4 2 2

Sold Price

<sup>RS</sup> **\$985,142**

Sold Date

**18-Mar-25**

Distance

**0.81km**



**67 RAPHAEL CRESCENT  
FRANKSTON VIC 3199**

3 2 2

Sold Price

**\$945,000**

Sold Date

**15-Feb-25**

Distance

**0.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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