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	11 SAMANTHA 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	$790,000	&	$860,000

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
47 AQUARIUS DRIVE FRANKSTON VIC 3199	$825,000	21-Mar-25
3 MURRAY CLOSE FRANKSTON VIC 3199	$853,500	29-Mar-25
20 COOGEE AVENUE FRANKSTON VIC 3199	$840,000	25-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: 24 April 2025

Harcourts
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47 AQUARIUS DRIVE FRANKSTON VIC 3199

3 2 -

Sold Price RS $825,000 Sold Date 21-Mar-25

Distance 0.72km



3 MURRAY CLOSE FRANKSTON VIC 3199

3 2 4

Sold Price RS $853,500 Sold Date 29-Mar-25

Distance 1.08km



20 COOGEE AVENUE FRANKSTON VIC 3199

3 1 2

Sold Price RS $840,000 Sold Date 25-Mar-25

Distance 1.96km

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

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