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	9/4 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~~		or range between	$350,000	&	$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$552,500	Property type	Unit	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
2/29 GAIRLOCH DRIVE FRANKSTON VIC 3199	$380,000	25-Sep-25
7/25 FAIRWAY STREET FRANKSTON VIC 3199	$360,000	08-Aug-25
5/18 LEWIS STREET FRANKSTON VIC 3199	$370,000	07-Aug-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: 23 October 2025

OBrien Real Estate

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2/29 GAIRLOCH DRIVE FRANKSTON VIC 3199

1 1 1

Sold Price RS **$380,000** Sold Date **25-Sep-25**

Distance **1.43km**



7/25 FAIRWAY STREET FRANKSTON VIC 3199

1 1 1

Sold Price **$360,000** Sold Date **08-Aug-25**

Distance **1.49km**



5/18 LEWIS STREET FRANKSTON VIC 3199

1 1 1

Sold Price RS **$370,000** Sold Date **07-Aug-25**

Distance **1.9km**

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

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