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	2 NIKI 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	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$780,000	Property type	House	Suburb	Frankston
Period-from	01 Nov 2024	to	31 Oct 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
4 GASCOYNE COURT FRANKSTON VIC 3199	$960,000	18-Oct-25
31 PARTRIDGE CRESCENT FRANKSTON VIC 3199	$975,000	18-Jun-25
38 FRANCISCAN AVENUE FRANKSTON VIC 3199	$930,000	10-Sep-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 November 2025

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4 GASCOYNE COURT FRANKSTON VIC 3199

4 2 2

Sold Price RS $960,000 Sold Date 18-Oct-25

Distance 0.57km



31 PARTRIDGE CRESCENT FRANKSTON VIC 3199

4 2 2

Sold Price $975,000 Sold Date 18-Jun-25

Distance 0.7km



38 FRANCISCAN AVENUE FRANKSTON VIC 3199

4 2 2

Sold Price RS $930,000 Sold Date 10-Sep-25

Distance 0.82km

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

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