

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

5 MORLEY COURT FRANKSTON VIC 3199

Address
Including suburb and postcode

Indicative selling price

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

Single		or range Price & between	\$770,000	\$840,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$815,000	Property type	House	Suburb	Frankston
Period-from	01 Mar 2025	to	28 Feb 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
5 CLARKE STREET FRANKSTON VIC 3199	\$815,000	02-Mar-26
4 HUDSON AVENUE FRANKSTON VIC 3199	\$805,000	28-Oct-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: 03 March 2026



5 CLARKE STREET FRANKSTON
VIC 3199

3 1 1

Sold Price

\$815,000 Sold Date 02-Mar-26

Distance 1.19km



4 HUDSON AVENUE FRANKSTON
VIC 3199

3 1 1

Sold Price

\$805,000 Sold Date 28-Oct-25

Distance 1.37km

RS = Recent sale

UN = Undisclosed Sale

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