

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

5 OAKLANDS CRESCENT 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

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

1 GORDON AVENUE FRANKSTON VIC 3199	\$950,000	07-Feb-26
4 TULUM COURT FRANKSTON VIC 3199	\$1,040,500	13-Oct-25
6 CHESTFIELD COURT FRANKSTON VIC 3199	\$1,020,000	22-Feb-26

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: 11 March 2026



1 GORDON AVENUE FRANKSTON VIC 3199

Sold Price

^{RS} **\$950,000**

Sold Date **07-Feb-26**

 4  2  -

Distance **0.26km**



4 TULUM COURT FRANKSTON VIC 3199

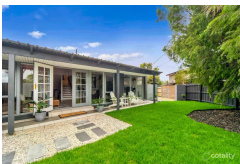
Sold Price

^{RS} **\$1,040,500**

Sold Date **13-Oct-25**

 4  2  1

Distance **0.44km**



6 CHESTFIELD COURT FRANKSTON VIC 3199

Sold Price

^{RS} **\$1,020,000**

Sold Date **22-Feb-26**

 4  2  1

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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