

## 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

4 MEREWETHER AVENUE FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$835,000

&

\$915,000

### 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

4 LARA COURT FRANKSTON VIC 3199	\$885,000	20-Oct-25
3 HOPE COURT FRANKSTON VIC 3199	\$876,000	18-Nov-25
8 CLARENDON STREET FRANKSTON VIC 3199	\$870,000	20-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: 06 March 2026

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**4 LARA COURT FRANKSTON VIC 3199**

 3  1  1

Sold Price

**\$885,000**

Sold Date

**20-Oct-25**

Distance

**1.88km**



**3 HOPE COURT FRANKSTON VIC 3199**

 3  1  1

Sold Price

**\$876,000**

Sold Date

**18-Nov-25**

Distance

**0.55km**



**8 CLARENDON STREET FRANKSTON VIC 3199**

 3  1  1

Sold Price

**\$870,000**

Sold Date

**20-Sep-25**

Distance

**1.51km**

RS = Recent sale

UN = Undisclosed Sale

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