

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

3 MELALEUCA 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

House

Suburb

Frankston

Period-from

01 Apr 2025

to

31 Mar 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

10 BARDWELL AVENUE FRANKSTON VIC 3199	\$930,000	25-Nov-25
2 MELALEUCA COURT FRANKSTON VIC 3199	\$950,000	08-Nov-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: 21 April 2026



**10 BARDWELL AVENUE
 FRANKSTON VIC 3199**

 3  2  2

Sold Price **\$930,000** Sold Date **25-Nov-25**

Distance **0.41km**



**2 MELALEUCA COURT
 FRANKSTON VIC 3199**

 3  2  2

Sold Price **\$950,000** Sold Date **08-Nov-25**

Distance **0.02km**

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

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