

## 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 WILBRAHAM COURT 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

\$800,000

&

\$880,000

### 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

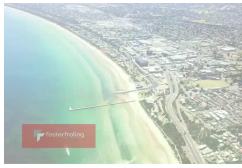
Date of sale

6 GAMA COURT FRANKSTON VIC 3199	\$850,000	15-Dec-25
58 LUCERNE CRESCENT FRANKSTON VIC 3199	\$880,000	19-Nov-25
231 CRANBOURNE ROAD FRANKSTON VIC 3199	\$850,000	13-Jan-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: 29 April 2026



**6 GAMA COURT FRANKSTON VIC 3199**

 4  2  2

Sold Price

**\$850,000**

Sold Date

**15-Dec-25**

Distance

**0.33km**



**58 LUCERNE CRESCENT FRANKSTON VIC 3199**

 4  2  1

Sold Price

**\$880,000**

Sold Date

**19-Nov-25**

Distance

**0.54km**



**231 CRANBOURNE ROAD FRANKSTON VIC 3199**

 4  2  2

Sold Price

**\$850,000**

Sold Date

**13-Jan-26**

Distance

**0.86km**

RS = Recent sale

UN = Undisclosed Sale

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