

## 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 LUKE COURT FRANKSTON SOUTH 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

\$980,000

&

\$1,075,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Frankston South

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

7 LUKE COURT FRANKSTON SOUTH VIC 3199	\$1,200,000	18-Feb-26
15 MOUNT ERIN CRESCENT FRANKSTON SOUTH VIC 3199	\$1,000,000	20-Nov-25
12 MCMURTRY WAY FRANKSTON VIC 3199	\$1,070,000	02-Dec-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: 20 April 2026



**7 LUKE COURT FRANKSTON SOUTH VIC 3199**

3 2 2

Sold Price **\$1,200,000** Sold Date **18-Feb-26**

Distance **0.07km**



**15 MOUNT ERIN CRESCENT FRANKSTON SOUTH VIC 3199**

3 2 2

Sold Price **\$1,000,000** Sold Date **20-Nov-25**

Distance **0.66km**



**12 MCMURTRY WAY FRANKSTON VIC 3199**

4 2 3

Sold Price **\$1,070,000** Sold Date **02-Dec-25**

Distance **0.66km**

RS = Recent sale      UN = Undisclosed Sale

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