

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 BLACKWOOD COURT FRANKSTON SOUTH 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,090,000

Property type

Land

Suburb

Frankston South

Period-from

01 Jan 2025

to

31 Dec 2025

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

48 WOODSIDE AVENUE FRANKSTON SOUTH VIC 3199	\$1,125,000	28-Oct-25
3 ANGALA COURT FRANKSTON SOUTH VIC 3199	\$1,195,000	25-Oct-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.

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**48 WOODSIDE AVENUE
FRANKSTON SOUTH VIC 3199**

 4  2  3

Sold Price **\$1,125,000** Sold Date **28-Oct-25**

Distance **0.26km**



**3 ANGALA COURT FRANKSTON
SOUTH VIC 3199**

 1  2  1

Sold Price **\$1,195,000** Sold Date **25-Oct-25**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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