

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 FONTAYNE 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

\$1,320,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,151,000

Property type

House

Suburb

Frankston South

Period-from

01 Sep 2024

to

31 Aug 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

3 DIOSMA COURT FRANKSTON SOUTH VIC 3199	\$1,445,000	16-Jun-25
21 BLAKE COURT MOUNT ELIZA VIC 3930	\$1,430,000	22-Feb-25
11 SUSSEX ROAD FRANKSTON SOUTH VIC 3199	\$1,380,000	28-Jan-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: 08 September 2025



3 DIOSMA COURT FRANKSTON SOUTH VIC 3199

 4
  2
  2

Sold Price ^{RS} **\$1,445,000** Sold Date **16-Jun-25**

Distance **1.27km**



21 BLAKE COURT MOUNT ELIZA VIC 3930

 5
  2
  2

Sold Price **\$1,430,000** Sold Date **22-Feb-25**

Distance **1.56km**



11 SUSSEX ROAD FRANKSTON SOUTH VIC 3199

 3
  1
  2

Sold Price **\$1,380,000** Sold Date **28-Jan-25**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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