

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

1/9 WYKEHAM 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

\$708,000

&

\$778,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2025

to

31 Jul 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

204A FRANKSTON-DANDENONG ROAD SEAFORD VIC 3198	\$749,000	14-Aug-26
3/3 ASHLEIGH STREET FRANKSTON VIC 3199	\$725,000	10-May-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.

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**204A FRANKSTON-DANDENONG
ROAD SEAFORD VIC 3198**

Sold Price

^{RS}

\$749,000

Sold Date

14-Aug-26

 4  2  -

Distance

1.06km



**3/3 ASHLEIGH STREET
FRANKSTON VIC 3199**

Sold Price

\$725,000

Sold Date

10-May-26

 4  2  1

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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