

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

5 ALMORA CLOSE 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

\$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

4 ZARA COURT FRANKSTON VIC 3199	\$900,000	20-Apr-26
4 COONAC PLACE FRANKSTON VIC 3199	\$890,000	18-Mar-26
40 GRETANA CRESCENT FRANKSTON VIC 3199	\$882,000	12-Feb-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: 23 April 2026

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4 ZARA COURT FRANKSTON VIC 3199

 3  2  2

Sold Price

^{RS}

\$900,000

Sold Date

20-Apr-26

Distance

1.07km



4 COONAC PLACE FRANKSTON VIC 3199

 4  2  2

Sold Price

^{RS}

\$890,000

Sold Date

18-Mar-26

Distance

1.39km



40 GRETANA CRESCENT FRANKSTON VIC 3199

 4  2  1

Sold Price

\$882,000

Sold Date

12-Feb-26

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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