

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

6 HOOD STREET 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

\$795,000

&

\$850,000

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

7 WAVE STREET FRANKSTON VIC 3199	\$830,000	13-Nov-25
4 MEREWETHER AVENUE FRANKSTON VIC 3199	\$870,000	25-Mar-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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7 WAVE STREET FRANKSTON VIC 3199

Sold Price

\$830,000

Sold Date

13-Nov-25

3

1

-

Distance

0.47km



4 MEREWETHER AVENUE FRANKSTON VIC 3199

Sold Price

^{RS} **\$870,000**

Sold Date

25-Mar-26

3

1

1

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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