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	8 CHARLOTTE 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	$1,190,000	&	$1,309,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,200,000	Property type	House	Suburb	Frankston South
Period-from	01 May 2025	to	30 Apr 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
9 CHRISTOPHER DRIVE FRANKSTON SOUTH VIC 3199	$1,250,000	20-Mar-26
41 CHRISTOPHER DRIVE FRANKSTON SOUTH VIC 3199	$1,235,000	24-Mar-26
4 HARRY COURT FRANKSTON SOUTH VIC 3199	$1,311,000	28-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.~~

This Statement of Information was prepared on: 01 May 2026

OBrien Real Estate

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9 CHRISTOPHER DRIVE FRANKSTON SOUTH VIC 3199

4 2 2

Sold Price RS **$1,250,000** Sold Date **20-Mar-26**

Distance **0.19km**

41 CHRISTOPHER DRIVE FRANKSTON SOUTH VIC 3199

4 2 3

Sold Price RS **$1,235,000** Sold Date **24-Mar-26**

Distance **0.31km**

4 HARRY COURT FRANKSTON SOUTH VIC 3199

4 2 2

Sold Price **$1,311,000** Sold Date **28-Mar-26**

Distance **0.69km**

RS = Recent sale **UN** = Undisclosed Sale

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