

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 MEREWETHER AVENUE 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

\$870,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Frankston

Period-from

01 Mar 2025

to

28 Feb 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

3 HOPE COURT FRANKSTON VIC 3199	\$876,000	18-Nov-25
8 COLIN AVENUE FRANKSTON VIC 3199	\$900,000	23-Jan-26
7 WAVE STREET FRANKSTON VIC 3199	\$830,000	13-Nov-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: 23 March 2026

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3 HOPE COURT FRANKSTON VIC 3199

Sold Price

\$876,000

Sold Date

18-Nov-25

 3  1  1

Distance

0.55km



8 COLIN AVENUE FRANKSTON VIC 3199

Sold Price

^{RS} **\$900,000**

Sold Date

23-Jan-26

 3  1  2

Distance

0.49km



7 WAVE STREET FRANKSTON VIC 3199

Sold Price

\$830,000

Sold Date

13-Nov-25

 3  1  1

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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