

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

6/14 HOPE 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2024

to

31 Jul 2025

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

8/15-19 CRICKLEWOOD AVENUE FRANKSTON VIC 3199	\$501,100	16-May-25
4/1 CASCADE STREET FRANKSTON VIC 3199	\$485,000	03-Aug-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: 12 August 2025

Tia Milne

M 0433299925

E tia.milne@obrienrealestate.com.au

**8/15-19 CRICKLEWOOD AVENUE
FRANKSTON VIC 3199**

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Sold Price

\$501,100Sold Date **16-May-25**

Distance

0.24km**4/1 CASCADE STREET
FRANKSTON VIC 3199**

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Sold Price

^{RS} **\$485,000**Sold Date **03-Aug-25**

Distance

0.55km**RS** = Recent sale**UN** = Undisclosed Sale

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