

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 BOWMAN 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

\$870,000

&

\$957,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Frankston

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

5 PARWAN COURT FRANKSTON VIC 3199	\$875,000	05-Sep-25
30 SASSAFRAS DRIVE FRANKSTON VIC 3199	\$885,000	23-Mar-26
17 PEMBROKE AVENUE FRANKSTON VIC 3199	\$880,000	27-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: 13 May 2026


**5 PARWAN COURT FRANKSTON
VIC 3199**
 3  2  4

Sold Price

\$875,000

Sold Date

05-Sep-25

Distance

0.52km

**30 SASSAFRAS DRIVE
FRANKSTON VIC 3199**
 3  2  2

Sold Price

\$885,000

Sold Date

23-Mar-26

Distance

0.59km

**17 PEMBROKE AVENUE
FRANKSTON VIC 3199**
 4  1  -

Sold Price

\$880,000

Sold Date

27-Feb-26

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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