

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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Frankston

Period-from

01 Jun 2025

to

31 May 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 MILINA COURT FRANKSTON VIC 3199	\$860,000	07-May-26
42 CARRAMAR DRIVE FRANKSTON VIC 3199	\$810,000	21-Mar-26
3 ELENYA COURT FRANKSTON VIC 3199	\$840,000	02-May-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: 20 June 2026



3 MILINA COURT FRANKSTON VIC 3199 Sold Price **\$860,000** Sold Date **07-May-26**

3 2 2

Distance **0.25km**



42 CARRAMAR DRIVE FRANKSTON VIC 3199 Sold Price **\$810,000** Sold Date **21-Mar-26**

3 1 2

Distance **0.33km**



3 ELENYA COURT FRANKSTON VIC 3199 Sold Price ^{RS} **\$840,000** Sold Date **02-May-26**

3 1 3

Distance **0.41km**

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

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