

## 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

1 MILLPERRA COURT FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$890,000

&

\$970,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$803,000

Property type

House

Suburb

Frankston

Period-from

01 Jan 2025

to

31 Dec 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

1 LALINA CLOSE FRANKSTON VIC 3199	\$930,000	08-Nov-25
7 LANTANA COURT FRANKSTON VIC 3199	\$901,000	11-Sep-25
10 MILFORD CRESCENT FRANKSTON VIC 3199	\$895,000	16-Sep-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: 19 January 2026

**1 LALINA CLOSE FRANKSTON VIC 3199**

Sold Price

**\$930,000**Sold Date **08-Nov-25**

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Distance **0.44km****7 LANTANA COURT FRANKSTON VIC 3199**

Sold Price

**\$901,000**Sold Date **11-Sep-25**

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Distance **1.36km****10 MILFORD CRESCENT FRANKSTON VIC 3199**

Sold Price

**\$895,000**Sold Date **16-Sep-25**

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Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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