

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

2 YANDIAH 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Frankston

Period-from

01 Jul 2025

to

30 Jun 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 ELENYA COURT FRANKSTON VIC 3199	\$840,000	02-May-26
64 DUNSTERVILLE CRESCENT FRANKSTON VIC 3199	\$820,000	25-Mar-26
3 DULGAI COURT FRANKSTON VIC 3199	\$780,000	19-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.~~

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3 ELENYA COURT FRANKSTON VIC Sold Price **3199**

^{RS} **\$840,000** Sold Date **02-May-26**

3 1 3

Distance **0.45km**



64 DUNSTERVILLE CRESCENT
FRANKSTON VIC 3199

Sold Price **\$820,000** Sold Date **25-Mar-26**

3 1 2

Distance **0.54km**



3 DULGAI COURT FRANKSTON VIC Sold Price **3199**

\$780,000 Sold Date **19-May-26**

3 1 1

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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