

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 LOWAN 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

\$800,000

&

\$880,000

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

2 DERRIL PLACE FRANKSTON VIC 3199	\$836,000	17-Mar-26
6 CAROL COURT FRANKSTON VIC 3199	\$890,000	15-Jun-26
2 BYRON COURT FRANKSTON VIC 3199	\$842,000	31-Jan-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 July 2026



2 DERRIL PLACE FRANKSTON VIC 3199

Sold Price

\$836,000

Sold Date

17-Mar-26



3



1



2

Distance

0.11km



6 CAROL COURT FRANKSTON VIC 3199

Sold Price

^{RS} **\$890,000**

Sold Date

15-Jun-26



4



1



4

Distance

0.31km



2 BYRON COURT FRANKSTON VIC 3199

Sold Price

\$842,000

Sold Date

31-Jan-26



3



1



1

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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