

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 DIANELLA 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

\$750,000

Property type

House

Suburb

Frankston

Period-from

01 Sep 2024

to

31 Aug 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

9 TERTULLIAN COURT FRANKSTON VIC 3199	\$850,000	23-May-25
8 CHATTERLEY COURT FRANKSTON VIC 3199	\$806,000	10-May-25
6 ABBEYGATE COURT FRANKSTON VIC 3199	\$910,000	09-Apr-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.~~

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**9 TERTULLIAN COURT
FRANKSTON VIC 3199**

4 2 2

Sold Price **\$850,000** Sold Date **23-May-25**

Distance **0.45km**



**8 CHATTERLEY COURT
FRANKSTON VIC 3199**

4 2 1

Sold Price **\$806,000** Sold Date **10-May-25**

Distance **0.53km**



**6 ABBEYGATE COURT
FRANKSTON VIC 3199**

4 2 2

Sold Price **\$910,000** Sold Date **09-Apr-25**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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