

## 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

8 PARINGA 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

\$745,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Frankston

Period-from

01 Oct 2024

to

30 Sep 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

56 LEONARD STREET FRANKSTON VIC 3199	770000	11-Oct-25
11 GARRYLAWN COURT FRANKSTON VIC 3199	792000	09-Aug-25
117 WANGARRA ROAD FRANKSTON VIC 3199	800000	09-Aug-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: 15 October 2025



**56 LEONARD STREET FRANKSTON VIC 3199** Sold Price <sup>RS</sup> **770000** Sold Date **11-Oct-25**

3 1 3

Distance -



**11 GARRYLAWN COURT FRANKSTON VIC 3199** Sold Price **792000** Sold Date **09-Aug-25**

3 1 -

Distance **0.82km**



**117 WANGARRA ROAD FRANKSTON VIC 3199** Sold Price **800000** Sold Date **09-Aug-25**

3 1 2

Distance **0.65km**

RS = Recent sale      UN = Undisclosed Sale

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