

## 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

4 NAOMI 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

\$875,000

&

\$950,000

### 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

8 KILBURN CRESCENT FRANKSTON VIC 3199	\$906,000	20-Aug-25
25 BANGOR DRIVE FRANKSTON VIC 3199	\$950,000	30-Sep-25
3 LITTLE COURT FRANKSTON VIC 3199	\$890,000	26-Nov-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: 27 January 2026



**8 KILBURN CRESCENT  
FRANKSTON VIC 3199**

 3  2  1

Sold Price **\$906,000** Sold Date **20-Aug-25**

Distance **0.43km**



**25 BANGOR DRIVE FRANKSTON  
VIC 3199**

 3  2  2

Sold Price **\$950,000** Sold Date **30-Sep-25**

Distance **0.49km**



**3 LITTLE COURT FRANKSTON VIC  
3199**

 3  2  2

Sold Price <sup>RS</sup> **\$890,000** Sold Date **26-Nov-25**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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