

## 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

5 OAKLANDS CRESCENT 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$835,000

Property type

House

Suburb

Frankston

Period-from

01 Apr 2025

to

31 Mar 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

1 GORDON AVENUE FRANKSTON VIC 3199	\$950,000	07-Feb-26
10 MALCOLM COURT FRANKSTON VIC 3199	\$950,000	14-Nov-25
7 BEVERLEY CLOSE FRANKSTON VIC 3199	\$982,000	30-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: 21 April 2026

**1 GORDON AVENUE FRANKSTON  
VIC 3199**

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Sold Price

RS

**\$950,000**

Sold Date

**07-Feb-26**

Distance

**0.26km****10 MALCOLM COURT FRANKSTON  
VIC 3199**

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Sold Price

**\$950,000**

Sold Date

**14-Nov-25**

Distance

**0.44km****7 BEVERLEY CLOSE FRANKSTON  
VIC 3199**

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Sold Price

**\$982,000**

Sold Date

**30-Nov-25**

Distance

**0.37km**

RS = Recent sale

UN = Undisclosed Sale

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