

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 ONKARA STREET 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Frankston

Period-from

01 Aug 2025

to

31 Jul 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

5 MORLEY COURT FRANKSTON VIC 3199	\$785,000	11-Apr-26
23 GOLCONDA AVENUE FRANKSTON VIC 3199	\$735,000	23-Jun-26
80 LINDRUM ROAD FRANKSTON VIC 3199	\$740,000	27-Jun-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: 10 August 2026

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**5 MORLEY COURT FRANKSTON
VIC 3199**

 3  1  4

Sold Price

\$785,000

Sold Date

11-Apr-26

Distance

0.61km



**23 GOLCONDA AVENUE
FRANKSTON VIC 3199**

 3  1  1

Sold Price

^{RS} **\$735,000** ^{UN}

Sold Date

23-Jun-26

Distance

1.58km



**80 LINDRUM ROAD FRANKSTON
VIC 3199**

 3  1  1

Sold Price

^{RS} **\$740,000** ^{UN}

Sold Date

27-Jun-26

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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