

## 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

29 EXCELSIOR DRIVE FRANKSTON NORTH VIC 3200

### 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

\$520,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Frankston North

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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

27 ALEPPO CRESCENT FRANKSTON NORTH VIC 3200	\$530,000	24-Oct-24
419 FRANKSTON-DANDENONG ROAD FRANKSTON NORTH VIC 3200	\$561,500	05-Dec-24
17 MANNA COURT FRANKSTON NORTH VIC 3200	\$542,000	19-Oct-24

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: 17 January 2025

**27 ALEPPO CRESCENT  
FRANKSTON NORTH VIC 3200**

3 1 3

Sold Price **\$530,000** Sold Date **24-Oct-24**Distance **0.59km****419 FRANKSTON-DANDENONG  
ROAD FRANKSTON NORTH VIC  
3200**

3 1 1

Sold Price <sup>RS</sup> **\$561,500** Sold Date **05-Dec-24**Distance **0.31km****17 MANNA COURT FRANKSTON  
NORTH VIC 3200**

3 1 2

Sold Price <sup>RS</sup> **\$542,000** Sold Date **19-Oct-24**Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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