

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

1/64 FLEETWOOD CRESCENT FRANKSTON SOUTH 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

\$630,000

&

\$693,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Frankston South

Period-from

01 May 2024

to

30 Apr 2025

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

7/5-7 MUIR STREET FRANKSTON VIC 3199	\$676,000	25-Jan-25
1/24 JAMBOREE AVENUE FRANKSTON SOUTH VIC 3199	\$685,000	16-Apr-25
2/107 YUILLE STREET FRANKSTON SOUTH VIC 3199	\$687,000	20-Mar-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: 06 May 2025



**7/5-7 MUIR STREET FRANKSTON
VIC 3199**

2 1 1

Sold Price

\$676,000

Sold Date

25-Jan-25

Distance

1.45km



**1/24 JAMBOREE AVENUE
FRANKSTON SOUTH VIC 3199**

2 2 2

Sold Price

^{RS} **\$685,000**

Sold Date

16-Apr-25

Distance

1.23km



**2/107 YUILLE STREET FRANKSTON
SOUTH VIC 3199**

2 1 1

Sold Price

\$687,000

Sold Date

20-Mar-25

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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