

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 FENTON 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

\$2,950,000

&

\$3,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,153,500

Property type

House

Suburb

Frankston South

Period-from

01 Jul 2024

to

30 Jun 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

3 LIDDESDALE AVENUE FRANKSTON SOUTH VIC 3199	\$2,625,000	17-Mar-25
47 MENZIES CLOSE FRANKSTON SOUTH VIC 3199	\$3,300,000	11-Jun-25
16 GULLS WAY FRANKSTON SOUTH VIC 3199	\$3,056,000	24-May-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.~~

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3 LIDDESDALE AVENUE FRANKSTON SOUTH VIC 3199

4 2 4

Sold Price **\$2,625,000** Sold Date **17-Mar-25**

Distance **0.13km**



47 MENZIES CLOSE FRANKSTON SOUTH VIC 3199

4 5 2

Sold Price ^{RS} **\$3,300,000** Sold Date **11-Jun-25**

Distance **0.4km**



16 GULLS WAY FRANKSTON SOUTH VIC 3199

4 3 2

Sold Price **\$3,056,000** Sold Date **24-May-25**

Distance **1.39km**

RS = Recent sale **UN** = Undisclosed Sale

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