

Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

14 HICKORY CRESCENT, FRANKSTON NORTH, VIC 3200

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,395,000

or range between

&

Median sale price

Median price

\$593,637

Property Type

House

Suburb

FRANKSTON NORTH, VIC 3200

Period - From

11/24

to

04/25

Source

Corelogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
6 TALLOWOOD STREET FRANKSTON NORTH VIC 3200	\$689,000	12/04/2025
26 LONGLEAF STREET FRANKSTON NORTH VIC 3200	\$625,600	27/02/2025
4 DUNDEE COURT FRANKSTON NORTH VIC 3200	\$675,000	30/11/2024

This Statement of Information was prepared on:

2/05/2025