

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

1/141 MONTEREY BOULEVARD FRANKSTON NORTH VIC 3200

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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,819

Property type

House

Suburb

Frankston North

Period-from

01 Nov 2024

to

31 Oct 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

2/133 AUSTIN ROAD SEAFORD VIC 3198	\$565,000	18-Jun-25
21/2 SPRAY STREET FRANKSTON VIC 3199	\$590,000	27-Jun-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: 10 November 2025

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2/133 AUSTIN ROAD SEAFORD VIC 3198 Sold Price **\$565,000** Sold Date **18-Jun-25**

 3  1  1

Distance **2.49km**



21/2 SPRAY STREET FRANKSTON VIC 3199 Sold Price **\$590,000** Sold Date **27-Jun-25**

 3  1  1

Distance **2.62km**

RS = Recent sale

UN = Undisclosed Sale

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