

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

3/9 BRUARONG 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

\$1,475,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$772,500

Property type

Unit

Suburb

Frankston South

Period-from

01 Oct 2024

to

30 Sep 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

3/38 CLIFF ROAD FRANKSTON VIC 3199

\$1,575,000

10-Sep-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: 28 October 2025

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3/38 CLIFF ROAD FRANKSTON VIC Sold Price ^{RS} \$1,575,000 Sold Date 10-Sep-25
3199
3 2 2 Distance 0.79km

RS = Recent sale UN = Undisclosed Sale

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