

## 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 HEBE COURT FRANKSTON NORTH VIC 3200

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$654,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Frankston North

Period-from

01 Aug 2024

to

31 Jul 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

106 ROSEMARY CRESCENT FRANKSTON NORTH VIC 3200	\$613,250	06-Feb-25
10 ALEPPO CRESCENT FRANKSTON NORTH VIC 3200	\$648,000	03-May-25
27 BURSARIA CRESCENT FRANKSTON NORTH VIC 3200	\$607,500	05-Apr-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: 12 August 2025

Mark Burke

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**106 ROSEMARY CRESCENT  
FRANKSTON NORTH VIC 3200**

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Sold Price **\$613,250** Sold Date **06-Feb-25**Distance **0.82km****10 ALEPPO CRESCENT  
FRANKSTON NORTH VIC 3200**

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Sold Price **\$648,000** Sold Date **03-May-25**Distance **0.84km****27 BURSARIA CRESCENT  
FRANKSTON NORTH VIC 3200**

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Sold Price **\$607,500** Sold Date **05-Apr-25**Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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