

## 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

33 PARTRIDGE CRESCENT FRANKSTON VIC 3199

### 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

\$1,060,000

&

\$1,160,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Frankston

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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 ROMME CLOSE FRANKSTON VIC 3199	\$1,120,000	16-Oct-24
79 BROOKLYN AVENUE FRANKSTON VIC 3199	\$1,155,500	26-Nov-24
7 DEVEREAUX COURT FRANKSTON VIC 3199	\$1,160,000	31-Jan-24

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: 23 April 2025

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**3 ROMME CLOSE FRANKSTON VIC 3199**

Sold Price

**\$1,120,000**

Sold Date

**16-Oct-24**



4



2



2

Distance

**0.41km**



**79 BROOKLYN AVENUE  
FRANKSTON VIC 3199**

Sold Price

**\$1,155,500**

Sold Date

**26-Nov-24**



4



2



2

Distance

**1.28km**



**7 DEVEREAUX COURT  
FRANKSTON VIC 3199**

Sold Price

**\$1,160,000**

Sold Date

**31-Jan-24**



5



3



3

Distance

**0.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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