

## 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

7 BRUSHWOOD GROVE 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Frankston

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 13 KARINGAL DRIVE FRANKSTON VIC 3199 | \$868,000 | 23-Jun-25 |
| 4 MERLIN COURT FRANKSTON VIC 3199    | \$855,000 | 15-May-25 |
| 3 BURGESS COURT FRANKSTON VIC 3199   | \$952,000 | 20-Aug-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.~~

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**13 KARINGAL DRIVE FRANKSTON  
VIC 3199**

4 2 1

Sold Price

**\$868,000**

Sold Date

**23-Jun-25**

Distance

**0.39km**



**4 MERLIN COURT FRANKSTON VIC  
3199**

4 2 1

Sold Price

**\$855,000**

Sold Date

**15-May-25**

Distance

**0.53km**



**3 BURGESS COURT FRANKSTON  
VIC 3199**

4 2 2

Sold Price

**\$952,000**

Sold Date

**20-Aug-25**

Distance

**0.67km**



**33 LEONARD STREET FRANKSTON  
VIC 3199**

4 2 2

Sold Price

**\$890,000**

Sold Date

**15-Apr-25**

Distance

**0.93km**

RS = Recent sale

UN = Undisclosed Sale

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