

# 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 Brentwood 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)

Range between \$850,000 & \$895,000

### Median sale price

Median price \$815,000 Property Type House Suburb Frankston

Period - From 01/04/2025 to 30/06/2025 Source REIV

### 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 six 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
1	85 Frank St FRANKSTON 3199	\$928,000	02/06/2025
2	47 Dell Rd FRANKSTON 3199	\$870,000	31/05/2025
3	2 Musselburgh Ct FRANKSTON 3199	\$876,000	05/04/2025

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 six months.~~

This Statement of Information was prepared on: 05/08/2025 15:56

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3   2   3

**Property Type:** House  
**Land Size:** 667 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$895,000  
**Median House Price**  
June quarter 2025: \$815,000

## Comparable Properties



85 Frank St FRANKSTON 3199 (REI/VG)

[Agent Comments](#)

3   2   2

**Price:** \$928,000  
**Method:** Private Sale  
**Date:** 02/06/2025  
**Property Type:** House  
**Land Size:** 551 sqm approx



47 Dell Rd FRANKSTON 3199 (REI/VG)

[Agent Comments](#)

3   2   1

**Price:** \$870,000  
**Method:** Auction Sale  
**Date:** 31/05/2025  
**Property Type:** House (Res)  
**Land Size:** 793 sqm approx



2 Musselburgh Ct FRANKSTON 3199 (REI/VG)

[Agent Comments](#)

3   2   2

**Price:** \$876,000  
**Method:** Auction Sale  
**Date:** 05/04/2025  
**Property Type:** House (Res)  
**Land Size:** 643 sqm approx

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