

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

2 ARMATA CRESCENT FRANKSTON NORTH VIC 3200

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

\$640,000

&

\$704,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Frankston North

Period-from

01 Jul 2025

to

30 Jun 2026

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

4 ARMATA CRESCENT FRANKSTON NORTH VIC 3200	\$660,000	21-Mar-26
29 MULBERRY CRESCENT FRANKSTON NORTH VIC 3200	\$650,000	12-May-26
8 BUNDY COURT FRANKSTON NORTH VIC 3200	\$670,000	28-Mar-26

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: 22 July 2026

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**4 ARMATA CRESCENT
FRANKSTON NORTH VIC 3200**
 3  1  -

Sold Price **\$660,000** Sold Date **21-Mar-26**

Distance **0.02km**

**29 MULBERRY CRESCENT
FRANKSTON NORTH VIC 3200**
 3  1  2

Sold Price **\$650,000** Sold Date **12-May-26**

Distance **0.82km**

**8 BUNDY COURT FRANKSTON
NORTH VIC 3200**
 3  1  2

Sold Price **\$670,000** Sold Date **28-Mar-26**

Distance **1.14km**
RS = Recent sale

UN = Undisclosed Sale

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