

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

24A 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

\$695,000

&

\$764,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,000

Property type

House

Suburb

Frankston North

Period-from

01 May 2025

to

30 Apr 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

1/3 LORNA STREET SEAFORD VIC 3198	\$756,000	21-Jan-26
56 SZER WAY CARRUM DOWNS VIC 3201	\$777,000	09-Apr-26
3/3 ASHLEIGH STREET FRANKSTON VIC 3199	\$725,000	15-May-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: 18 May 2026

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1/3 LORNA STREET SEAFORD VIC 3198

Sold Price

\$756,000

Sold Date

21-Jan-26

4

3

2

Distance

1.59km



56 SZER WAY CARRUM DOWNS VIC 3201

Sold Price

^{RS} **\$777,000**

Sold Date

09-Apr-26

4

2

2

Distance

2.45km



3/3 ASHLEIGH STREET FRANKSTON VIC 3199

Sold Price

^{RS} **\$725,000**

Sold Date

15-May-26

4

2

1

Distance

2.81km

RS = Recent sale

UN = Undisclosed Sale

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