

## 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

26 ALEPPO CRESCENT FRANKSTON NORTH VIC 3200

### 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

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Frankston North

Period-from

01 Aug 2025

to

31 Jul 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 21 LONGLEAF STREET FRANKSTON NORTH VIC 3200 | \$600,000 | 27-Jul-26 |
| 17 LONGLEAF STREET FRANKSTON NORTH VIC 3200 | \$596,000 | 25-Jul-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: 12 August 2026

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**21 LONGLEAF STREET  
FRANKSTON NORTH VIC 3200**
 3    1    -

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date

**27-Jul-26**

Distance

**0.44km**

**17 LONGLEAF STREET  
FRANKSTON NORTH VIC 3200**
 3    1    -

Sold Price

<sup>RS</sup> **\$596,000**

Sold Date

**25-Jul-26**

Distance

**0.44km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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