

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 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Frankston North

Period-from

01 Apr 2025

to

31 Mar 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

7 LACENET AVENUE FRANKSTON NORTH VIC 3200	\$720,000	14-Mar-26
11 WHITEWOOD STREET FRANKSTON NORTH VIC 3200	\$762,000	14-Feb-26
43 COOLGARDIE STREET FRANKSTON NORTH VIC 3200	\$711,000	28-Feb-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: 20 April 2026

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**7 LACENET AVENUE FRANKSTON
NORTH VIC 3200**

Sold Price

^{RS}
\$720,000

Sold Date

14-Mar-26
 3

 1

 2

Distance

0.19km

**11 WHITEWOOD STREET
FRANKSTON NORTH VIC 3200**

Sold Price

\$762,000

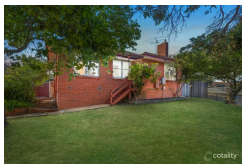
Sold Date

14-Feb-26
 3

 2

 2

Distance

0.42km

**43 COOLGARDIE STREET
FRANKSTON NORTH VIC 3200**

Sold Price

^{RS}
\$711,000

Sold Date

28-Feb-26
 3

 1

 1

Distance

0.59km
RS = Recent sale

UN = Undisclosed Sale

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