

## 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

8 ALBA STREET FRANKSTON NORTH VIC 3200

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,050

Property type

House

Suburb

Frankston North

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

82 MONTEREY BOULEVARD FRANKSTON NORTH VIC 3200	\$632,000	05-Mar-25
269 FRANKSTON-DANDENONG ROAD FRANKSTON NORTH VIC 3200	\$625,000	20-Mar-25

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: 08 May 2025

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**82 MONTEREY BOULEVARD  
FRANKSTON NORTH VIC 3200**

 3  1  1

Sold Price **\$632,000** Sold Date **05-Mar-25**

Distance **0.65km**



**269 FRANKSTON-DANDENONG  
ROAD FRANKSTON NORTH VIC  
3200**

 3  1  1

Sold Price <sup>RS</sup> **\$625,000** <sup>UN</sup> Sold Date **20-Mar-25**

Distance **1.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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