

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

1/98 FLEETWOOD CRESCENT FRANKSTON SOUTH VIC 3199

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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$822,500

Property type

Unit

Suburb

Frankston South

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

3/2 BRIGHTON STREET FRANKSTON SOUTH VIC 3199	\$828,000	23-Feb-26
4A FLEETWOOD CRESCENT FRANKSTON SOUTH VIC 3199	\$840,000	28-Nov-25
1/18 BRUARONG CRESCENT FRANKSTON SOUTH VIC 3199	\$827,500	23-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.~~

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**3/2 BRIGHTON STREET
FRANKSTON SOUTH VIC 3199**

Sold Price

^{RS}

\$828,000

Sold Date

23-Feb-26

 2  1  1

Distance

0.37km



**4A FLEETWOOD CRESCENT
FRANKSTON SOUTH VIC 3199**

Sold Price

\$840,000

Sold Date

28-Nov-25

 2  1  1

Distance

0.63km



**1/18 BRUARONG CRESCENT
FRANKSTON SOUTH VIC 3199**

Sold Price

\$827,500

Sold Date

23-Feb-26

 2  1  2

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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