

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

14 Bruarong Crescent, Frankston South Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,170,000 Property Type House Suburb Frankston South

Period - From 01/07/2024 to 30/06/2025 Source REIV

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 six 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	2 Grange Rd FRANKSTON SOUTH 3199	\$1,650,000	24/06/2025
2	21 Thames St FRANKSTON SOUTH 3199	\$2,020,000	17/05/2025
3			

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 six months.~~

This Statement of Information was prepared on: 28/07/2025 12:30



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Property Type: House (Res)
Land Size: 992 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
Year ending June 2025: \$1,170,000

Comparable Properties



2 Grange Rd FRANKSTON SOUTH 3199 (REI)

Agent Comments

4 2 3

Price: \$1,650,000
Method: Private Sale
Date: 24/06/2025
Property Type: House
Land Size: 865 sqm approx



21 Thames St FRANKSTON SOUTH 3199 (REI)

Agent Comments

4 2 3

Price: \$2,020,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 1012 sqm approx

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 six months.