

## 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 TIMBERTOP COURT 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

\$670,000

&

\$737,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Frankston North

Period-from

01 Jul 2024

to

30 Jun 2025

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

16 ALPINA STREET FRANKSTON NORTH VIC 3200	\$736,000	28-Jun-25
72 SILVERTOP CRESCENT FRANKSTON NORTH VIC 3200	\$668,000	01-Apr-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: 30 July 2025

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**16 ALPINA STREET FRANKSTON  
NORTH VIC 3200** 4  2  2

Sold Price

<sup>RS</sup>**\$736,000**

Sold Date

**28-Jun-25**

Distance

**1.26km****72 SILVERTOP CRESCENT  
FRANKSTON NORTH VIC 3200** 4  2  1

Sold Price

**\$668,000**

Sold Date

**01-Apr-25**

Distance

**0.29km****RS** = Recent sale**UN** = Undisclosed Sale

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