

# 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

1a Bruarong Crescent, Frankston South Vic 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,750,000

### Median sale price

Median price \$1,300,000 Property Type House Suburb Frankston South

Period - From 01/04/2025 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	82 Fleetwood Cr FRANKSTON SOUTH 3199	\$1,730,000	09/04/2025
3	61 Fleetwood Cr FRANKSTON SOUTH 3199	\$1,700,000	04/03/2025

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:

15/07/2025 16:01

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**Indicative Selling Price**

\$1,600,000 - \$1,750,000

**Median House Price**

June quarter 2025: \$1,300,000



4 2 3

**Property Type:** House

**Land Size:** 604 sqm approx

**Agent Comments**

## 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



**82 Fleetwood Cr FRANKSTON SOUTH 3199 (REI)**

**Agent Comments**

5 3 2

**Price:** \$1,730,000

**Method:** Private Sale

**Date:** 09/04/2025

**Property Type:** House (Res)



**61 Fleetwood Cr FRANKSTON SOUTH 3199 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 04/03/2025

**Property Type:** House

**Land Size:** 1065 sqm approx

**Account - Community Real Estate**