

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 Brentwood Crescent, Frankston Vic 3199

Indicative selling price

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

Range between \$845,000 & \$915,000

Median sale price

Median price \$815,000 Property Type House Suburb Frankston

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	28 Grimwade Cr FRANKSTON 3199	\$857,000	01/07/2025
2	82 Warrawee Cirt FRANKSTON 3199	\$885,000	07/06/2025
3	85 Frank St FRANKSTON 3199	\$928,000	02/06/2025

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:

22/07/2025 13:35



Property Type: House (Res)

Land Size: 665 sqm approx

Agent Comments

Comparable Properties



28 Grimwade Cr FRANKSTON 3199 (REI)

Agent Comments



Price: \$857,000

Method: Private Sale

Date: 01/07/2025

Property Type: House (Res)

Land Size: 556 sqm approx



82 Warrawee Cirt FRANKSTON 3199 (REI)

Agent Comments



Price: \$885,000

Method: Private Sale

Date: 07/06/2025

Property Type: House

Land Size: 617 sqm approx



85 Frank St FRANKSTON 3199 (REI/VG)

Agent Comments



Price: \$928,000

Method: Private Sale

Date: 02/06/2025

Property Type: House

Land Size: 551 sqm approx