### 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 betweer	n \$845,000		&		\$915,000					
Median sale price										
Median price	\$815,000	Pro	Property Type H		louse		Suburb	Frankston		
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ado	dress 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



7 Brentwood Crescent, Frankston Vic 3199

# McGrath





**Property Type:** House (Res) **Land Size:** 665 sqm approx Agent Comments Darren Eichenberger 9775 7500 0419 874279 darrene@mcgrath.com.au

Indicative Selling Price \$845,000 - \$915,000 Median House Price June quarter 2025: \$815,000

## **Comparable Properties**

28 Grimwade Cr FRANKSTON 3199 (REI)   3 2 2   Price: \$857,000   Method: Private Sale   Date: 01/07/2025   Property Type: House (Res)   Land Size: 556 sqm approx	Agent Comments
82 Warrawee Cirt FRANKSTON 3199 (REI) 3 2 2 2 Price: \$885,000 Method: Private Sale Date: 07/06/2025 Property Type: House Land Size: 617 sqm approx	Agent Comments
85 Frank St FRANKSTON 3199 (REI/VG) 3 2 2 2 Price: \$928,000 Method: Private Sale Date: 02/06/2025 Property Type: House Land Size: 551 sqm approx	Agent Comments

Account - McGrath Langwarrin | P: 03 9775 7500 | F: 03 9775 7009



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