

## 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

1/32 GLENVIEW CRESCENT FRANKSTON VIC 3199

### 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

\$788,000

&

\$866,800

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Frankston

Period-from

01 Mar 2025

to

28 Feb 2026

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

8 LUTANA COURT FRANKSTON VIC 3199	\$861,000	22-Nov-25
74 HILLCREST ROAD FRANKSTON VIC 3199	\$830,000	25-Oct-25
26 KAREELA ROAD FRANKSTON VIC 3199	\$868,000	27-Sep-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: 02 March 2026



**8 LUTANA COURT FRANKSTON  
VIC 3199**

 3  2  1

Sold Price

**\$861,000**

Sold Date **22-Nov-25**

Distance **0.4km**



**74 HILLCREST ROAD FRANKSTON  
VIC 3199**

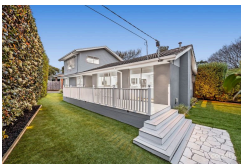
 3  2  2

Sold Price

**\$830,000**

Sold Date **25-Oct-25**

Distance **0.59km**



**26 KAREELA ROAD FRANKSTON  
VIC 3199**

 3  2  1

Sold Price

**\$868,000**

Sold Date **27-Sep-25**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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