

## 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

43 MORETON STREET 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

\$590,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$603,500

Property type

House

Suburb

Frankston North

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

21 ROSEMARY CRESCENT FRANKSTON NORTH VIC 3200	\$690,000	06-Apr-25
3 RADIATA STREET FRANKSTON NORTH VIC 3200	\$701,200	03-May-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: 15 June 2025

**21 ROSEMARY CRESCENT  
FRANKSTON NORTH VIC 3200**

3 1 -

Sold Price **\$690,000** Sold Date **06-Apr-25**Distance **0.72km****3 RADIATA STREET FRANKSTON  
NORTH VIC 3200**

3 1 -

Sold Price <sup>RS</sup> **\$701,200** Sold Date **03-May-25**Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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