

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

5 BANGOR DRIVE FRANKSTON VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$633,000

or range
between

&

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

3 TABOR MEWS FRANKSTON VIC 3199	\$625,000	26-Nov-25
25 LIARDET CRESCENT FRANKSTON VIC 3199	\$610,000	20-Aug-25
245 HEATHERHILL ROAD FRANKSTON VIC 3199	\$640,000	09-Feb-26

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: 03 March 2026



3 TABOR MEWS FRANKSTON VIC 3199

Sold Price

^{RS} **\$625,000**

Sold Date **26-Nov-25**

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Distance **0.15km**



25 LIARDET CRESCENT FRANKSTON VIC 3199

Sold Price

\$610,000

Sold Date **20-Aug-25**

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Distance **0.49km**



245 HEATHERHILL ROAD FRANKSTON VIC 3199

Sold Price

^{RS} **\$640,000**

Sold Date **09-Feb-26**

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Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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