

## 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

45 BRENTWOOD 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

\$890,000

&

\$979,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$835,000

Property type

House

Suburb

Frankston

Period-from

01 Apr 2025

to

31 Mar 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 MARLO PLACE FRANKSTON VIC 3199	\$1,054,000	05-Mar-26
32 WILLOW ROAD FRANKSTON VIC 3199	\$972,000	30-Jan-26
17 BALLYMORE COURT FRANKSTON VIC 3199	\$910,000	18-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: 10 April 2026

Luke Magree

P 0499993291

M 0499993291

E luke.magree@obrienrealestate.com.au



**3 MARLO PLACE FRANKSTON VIC 3199**

Sold Price

<sup>RS</sup> **\$1,054,000**

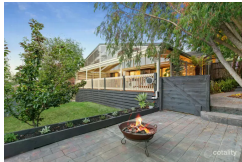
Sold Date

**05-Mar-26**

 4  2  2

Distance

**1.16km**



**32 WILLOW ROAD FRANKSTON VIC 3199**

Sold Price

**\$972,000**

Sold Date

**30-Jan-26**

 3  2  1

Distance

**1.59km**



**17 BALLYMORE COURT FRANKSTON VIC 3199**

Sold Price

<sup>RS</sup> **\$910,000**

Sold Date

**18-Feb-26**

 3  1  1

Distance

**1.94km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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