

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 48 Nodding Avenue, Frankston North Vic 3200

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000 & \$720,000

Median sale price

Median price \$703,000 Property Type House Suburb Frankston North

Period - From 14/04/2025 to 13/04/2026 Source Property Data

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.

	Address of comparable property	Price	Date of sale
1	8 Bundy Ct FRANKSTON NORTH 3200	\$670,000	28/03/2026
2	52 Nodding Av FRANKSTON NORTH 3200	\$720,000	19/03/2026
3	7 Lacenet Av FRANKSTON NORTH 3200	\$720,000	14/03/2026

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: 14/04/2026 14:46



Property Type: House (Res)
Land Size: 595 sqm approx
 Agent Comments

Indicative Selling Price
 \$680,000 - \$720,000
Median House Price
 14/04/2025 - 13/04/2026: \$703,000

Comparable Properties



8 Bundy Ct FRANKSTON NORTH 3200 (REI)

Agent Comments



Price: \$670,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 562 sqm approx



52 Nodding Av FRANKSTON NORTH 3200 (REI)

Agent Comments



Price: \$720,000
Method: Sold Before Auction
Date: 19/03/2026
Property Type: House (Res)
Land Size: 636 sqm approx



7 Lacenet Av FRANKSTON NORTH 3200 (REI)

Agent Comments



Price: \$720,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 616 sqm approx

Account - VICPROP | P: 03 8888 1011



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