

## 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 FLEETWOOD CRESCENT FRANKSTON SOUTH 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

\$1,100,000

&

\$1,210,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,192,500

Property type

House

Suburb

Frankston South

Period-from

01 Feb 2025

to

31 Jan 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

|  |             |           |
|--|-------------|-----------|
| 37 GOWRIE AVENUE FRANKSTON SOUTH VIC 3199    | \$1,150,000 | 05-Nov-25 |
| 49 JASPER TERRACE FRANKSTON SOUTH VIC 3199   | \$1,161,000 | 06-Oct-25 |
| 46 MCCOMB BOULEVARD FRANKSTON SOUTH VIC 3199 | -           | 07-Jan-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: 05 February 2026


**37 GOWRIE AVENUE FRANKSTON  
SOUTH VIC 3199**
 3  2  2

Sold Price

<sup>RS</sup>
**\$1,150,000**

Sold Date

**05-Nov-25**

Distance

**1.36km**

**49 JASPER TERRACE FRANKSTON  
SOUTH VIC 3199**
 3  1  2

Sold Price

**\$1,161,000**

Sold Date

**06-Oct-25**

Distance

**1.63km**

**46 MCCOMB BOULEVARD  
FRANKSTON SOUTH VIC 3199**
 3  1  1

Sold Price

<sup>RS UN</sup>

-

Sold Date

**07-Jan-26**

Distance

**0.36km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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