

## 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

23 LONGLEAF 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

\$685,000

&

\$753,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$671,500

Property type

House

Suburb

Frankston North

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

| Address of comparable property              | Price     | Date of sale |
|---|-----------|--------------|
| 50 EXCELSIOR DRIVE FRANKSTON NORTH VIC 3200 | \$710,000 | 11-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: 16 February 2026

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**50 EXCELSIOR DRIVE FRANKSTON** Sold Price  
**NORTH VIC 3200**

<sup>RS</sup> **\$710,000** Sold Date **11-Feb-26**

 4  2  2

Distance **0.91km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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