

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

8 ALBA STREET FRANKSTON NORTH VIC 3200

Indicative selling price

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

Single Price

or range
between

\$575,000

&

\$632,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,050

Property type

House

Suburb

Frankston North

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

269 FRANKSTON-DANDENONG ROAD FRANKSTON NORTH VIC 3200	\$625,000	20-Mar-25
82 MONTEREY BOULEVARD FRANKSTON NORTH VIC 3200	\$632,000	05-Mar-25

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: 26 May 2025

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**269 FRANKSTON-DANDENONG
ROAD FRANKSTON NORTH VIC
3200**

3



1



1

Sold Price

\$625,000

Sold Date

20-Mar-25

Distance

1.7km**82 MONTEREY BOULEVARD
FRANKSTON NORTH VIC 3200**

3



1



1

Sold Price

\$632,000

Sold Date

05-Mar-25

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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