

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

1a Bruarong Crescent, Frankston South Vic 3199

Indicative selling price

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

Range between \$1,590,000 & \$1,745,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Frankston South

Period - From 01/04/2025 to 30/06/2025 Source REIV

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	2 Grange Rd FRANKSTON SOUTH 3199	\$1,650,000	24/06/2025
2	39a Bruarong Cr FRANKSTON SOUTH 3199	\$1,580,000	20/06/2025
3	6 Sweetfern Dell FRANKSTON SOUTH 3199	\$1,590,000	02/04/2025

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:

19/08/2025 11:46

1a Bruarong Crescent, Frankston South Vic 3199

CROWDER
community real estate

James Crowder

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Indicative Selling Price

\$1,590,000 - \$1,745,000

Median House Price

June quarter 2025: \$1,300,000



 4  2  3

Property Type:

Agent Comments

Comparable Properties



2 Grange Rd FRANKSTON SOUTH 3199 (REI)

Agent Comments

 4  2  3

Price: \$1,650,000

Method: Private Sale

Date: 24/06/2025

Property Type: House

Land Size: 865 sqm approx



39a Bruarong Cr FRANKSTON SOUTH 3199 (REI)

Agent Comments

 4  2  2

Price: \$1,580,000

Method: Private Sale

Date: 20/06/2025

Property Type: House

Land Size: 1348 sqm approx



6 Sweetfern Dell FRANKSTON SOUTH 3199 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,590,000

Method: Auction Sale

Date: 02/04/2025

Property Type: House (Res)

Land Size: 616 sqm approx

Account - Community Real Estate



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