

Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section 47AF of the *EstateAgentsAct 1980*

Address
Including suburb and
postcode

28 & 30 Cricklewood Avenue, Frankston, Vic 3199


Indicative selling price

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

Range Between \$2,250,000 & \$2,475,000

Median sale price

Median price \$870,000 Property type *House* Suburb Frankston

Period - From 01/12/2025 to 28/02/2026 Source  PropTrack

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
7 Mereweather Ave, Frankston, VIC 3199	\$2,140,000	12/01/2026

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: 17/03/2026