

## 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

25 BURSARIA CRESCENT FRANKSTON NORTH VIC 3200

### Indicative selling price

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

Single Price

or range  
between

\$570,000

&

\$627,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$591,000

Property type

House

Suburb

Frankston North

Period-from

01 Mar 2024

to

28 Feb 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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 29 EXCELSIOR DRIVE FRANKSTON NORTH VIC 3200     | \$591,111 | 28-Jan-25 |
| 126 MONTEREY BOULEVARD FRANKSTON NORTH VIC 3200 | \$626,000 | 26-Oct-24 |
| 29 WIRILDA CRESCENT FRANKSTON NORTH VIC 3200    | \$595,000 | 14-Dec-24 |

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: 06 March 2025

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**29 EXCELSIOR DRIVE FRANKSTON  
NORTH VIC 3200**

Sold Price

<sup>RS</sup>
**\$591,111**

Sold Date

**28-Jan-25**
 3

 1

 1

Distance

**0.24km**

**126 MONTEREY BOULEVARD  
FRANKSTON NORTH VIC 3200**

Sold Price

**\$626,000**

Sold Date

**26-Oct-24**
 3

 1

 3

Distance

**1.2km**

**29 WIRILDA CRESCENT  
FRANKSTON NORTH VIC 3200**

Sold Price

**\$595,000**

Sold Date

**14-Dec-24**
 3

 1

 1

Distance

**0.95km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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