

## 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

118 ROSEMARY CRESCENT 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

\$600,000

&

\$660,000

### 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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 44 MORETON STREET FRANKSTON NORTH VIC 3200      | \$603,000 | 14-Feb-26 |
| 35 CANDLEBARK CRESCENT FRANKSTON NORTH VIC 3200 | \$640,000 | 13-Dec-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 February 2026

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**44 MORETON STREET  
FRANKSTON NORTH VIC 3200**

 3  1  1

Sold Price

<sup>RS</sup> **\$603,000**

Sold Date

**14-Feb-26**

Distance

**1km**



**35 CANDLEBARK CRESCENT  
FRANKSTON NORTH VIC 3200**

 3  1  1

Sold Price

<sup>RS</sup> **\$640,000**

Sold Date

**13-Dec-25**

Distance

**1.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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