

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

98 FLEETWOOD CRESCENT FRANKSTON SOUTH VIC 3199

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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$826,500

Property type

Unit

Suburb

Frankston South

Period-from

01 Jun 2025

to

31 May 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

3/2 BRIGHTON STREET FRANKSTON SOUTH VIC 3199	\$828,000	23-Feb-26
1/18 BRUARONG CRESCENT FRANKSTON SOUTH VIC 3199	\$827,500	23-Feb-26

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: 09 June 2026

Jessica Rolfe

P 03 9781 6666

M 0477 553 233

E jessica.rolfe@obrienrealestate.com.au



**3/2 BRIGHTON STREET
FRANKSTON SOUTH VIC 3199**

 2  1  1

Sold Price

^{RS}

\$828,000

Sold Date

23-Feb-26

Distance

0.37km



**1/18 BRUARONG CRESCENT
FRANKSTON SOUTH VIC 3199**

 2  1  1

Sold Price

\$827,500

Sold Date

23-Feb-26

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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