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	16/15-19 CRICKLEWOOD AVENUE FRANKSTON 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	$520,000	&	$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$577,500	Property type	Unit	Suburb	Frankston
Period-from	01 Mar 2025	to	28 Feb 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.

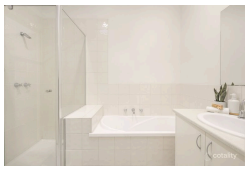
Address of comparable property	Price	Date of sale
2/1 TOWER AVENUE FRANKSTON VIC 3199	$530,000	27-Mar-25
2/19 EBDALE STREET FRANKSTON VIC 3199	$540,000	11-Feb-26
3/8 CRICKLEWOOD AVENUE FRANKSTON VIC 3199	$566,000	25-Apr-25

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: 10 March 2026

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2/1 TOWER AVENUE FRANKSTON VIC 3199

2 1 1

Sold Price **$530,000** Sold Date **27-Mar-25**

Distance **0.15km**



2/19 EBDALE STREET FRANKSTON VIC 3199

2 1 1

Sold Price RS **$540,000** Sold Date **11-Feb-26**

Distance **0.59km**



3/8 CRICKLEWOOD AVENUE FRANKSTON VIC 3199

2 1 2

Sold Price **$566,000** Sold Date **25-Apr-25**

Distance **0.16km**

RS = Recent sale **UN** = Undisclosed Sale

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