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	122 ROSEMARY CRESCENT FRANKSTON NORTH VIC 3200

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	$650,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$595,000	Property type	House	Suburb	Frankston North
Period-from	01 Apr 2024	to	31 Mar 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.

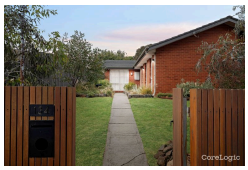
Address of comparable property	Price	Date of sale
134 MONTEREY BOULEVARD FRANKSTON NORTH VIC 3200	$695,600	22-Mar-25
20 MULBERRY CRESCENT FRANKSTON NORTH VIC 3200	$725,000	15-Mar-25
13 AGATHEA COURT FRANKSTON NORTH VIC 3200	$730,000	

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 April 2025

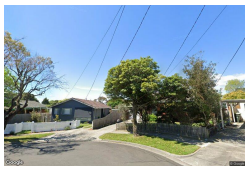
Ash Marton REALTY
Ewan McDowall
P 97702828
M 0449866115
E ewan@ashmarton.com.au



134 MONTEREY BOULEVARD FRANKSTON NORTH VIC 3200
3 1 1
Sold Price RS $695,600 Sold Date 22-Mar-25
Distance 0.28km



20 MULBERRY CRESCENT FRANKSTON NORTH VIC 3200
3 2 -
Sold Price RS $725,000 Sold Date 15-Mar-25
Distance 1.18km



13 AGATHEA COURT FRANKSTON NORTH VIC 3200
3 1 4
Sold Price $730,000 Sold Date
Distance 0.67km



72 SILVERTOP CRESCENT FRANKSTON NORTH VIC 3200
4 2 -
Sold Price RS $680,000 Sold Date 04-Apr-25
Distance 0.89km



297 FRANKSTON-DANDENONG ROAD FRANKSTON NORTH VIC 3200
3 2 2
Sold Price RS $735,100 Sold Date 14-Mar-25
Distance 1.47km



124 TAMARISK DRIVE FRANKSTON NORTH VIC 3200
3 1 2
Sold Price $685,000 Sold Date 07-Dec-24
Distance 0.74km

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

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