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	7 Corsican Street, Frankston North Vic 3200

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $480,000 & $520,000

Median sale price

Median price $620,000 Property Type House Suburb Frankston North

Period - From 01/07/2024 to 30/06/2025 Source REIV

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 six 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
1	19 Hodgins Cr FRANKSTON NORTH 3200	$580,000	10/06/2025
2	6 Pine St FRANKSTON NORTH 3200	$555,000	17/05/2025
3	27 Bursaria Cr FRANKSTON NORTH 3200	$607,500	05/04/2025

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 six months.~~

This Statement of Information was prepared on: 26/08/2025 21:47

7 Corsican Street, Frankston North Vic 3200

Steven Zervas
0423767621
steven@heavyside.co



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Property Type: House (Previously Occupied - Detached)
Land Size: 590 sqm approx

Agent Comments

Indicative Selling Price
$480,000 - $520,000
Median House Price
Year ending June 2025: $620,000

Comparable Properties

19 Hodgins Cr FRANKSTON NORTH 3200 (REI)

3 - -

Price: $580,000
Method:
Date: 10/06/2025
Property Type: House

Agent Comments



6 Pine St FRANKSTON NORTH 3200 (REI/VG)

3 1 -

Price: $555,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments



27 Bursaria Cr FRANKSTON NORTH 3200 (REI/VG)

3 1 2

Price: $607,500
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 539 sqm approx

Agent Comments

Account - Heavyside

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