

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

13 MAHOGANY AVENUE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,819

Property type

House

Suburb

Frankston North

Period-from

01 Nov 2024

to

31 Oct 2025

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

51 LAURINA CRESCENT FRANKSTON NORTH VIC 3200	\$750,000	13-Nov-25
18 NORFOLK CRESCENT FRANKSTON NORTH VIC 3200	\$737,000	30-Oct-25
4 FOREST DRIVE FRANKSTON NORTH VIC 3200	\$750,000	20-Oct-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: 24 November 2025

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**51 LAURINA CRESCENT
FRANKSTON NORTH VIC 3200**

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Sold Price

RS

\$750,000

Sold Date

13-Nov-25

Distance

0.91km**18 NORFOLK CRESCENT
FRANKSTON NORTH VIC 3200**

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Sold Price

RS

\$737,000

Sold Date

30-Oct-25

Distance

0.44km**4 FOREST DRIVE FRANKSTON
NORTH VIC 3200**

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Sold Price

RS

\$750,000

Sold Date

20-Oct-25

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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