

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

1/339 FRANKSTON-DANDENONG ROAD 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

\$590,000

&

\$628,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Frankston North

Period-from

01 Jan 2025

to

31 Dec 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

| Address of comparable property | Price | Date of sale |
|--|-----------|--------------|
| 2/11 BOUVARDIA CRESCENT FRANKSTON NORTH VIC 3200 | \$590,000 | 11-Sep-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: 21 January 2026

Mark Burke

M 0419 356 017

E mark.burke@obrienrealestate.com.au

**2/11 BOUVARDIA CRESCENT
FRANKSTON NORTH VIC 3200**

3 2 2

Sold Price **\$590,000** Sold Date **11-Sep-25**Distance **1.4km****RS** = Recent sale**UN** = Undisclosed Sale

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