

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

10 OBAN STREET 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

\$795,000

&

\$874,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$561,000

Property type

Unit

Suburb

Frankston

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

2 SALTBUSSH GLADE FRANKSTON VIC 3199	\$845,000	09-Dec-25
20 BARCLAY AVENUE FRANKSTON VIC 3199	\$866,000	06-Dec-25
81 DALPURA CIRCUIT FRANKSTON VIC 3199	\$850,000	29-Nov-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: 05 January 2026

Mark Burke

M 0419 356 017

E mark.burke@obrienrealestate.com.au


**2 SALTBUSH GLADE FRANKSTON
VIC 3199**
 3  1  2

Sold Price

^{RS}
\$845,000

Sold Date

09-Dec-25

Distance

2.81km

**20 BARCLAY AVENUE
FRANKSTON VIC 3199**
 3  -  -

Sold Price

^{RS}
\$866,000

Sold Date

06-Dec-25

Distance

2.14km

**81 DALPURA CIRCUIT FRANKSTON
VIC 3199**
 3  1  2

Sold Price

^{RS}
\$850,000

Sold Date

29-Nov-25

Distance

4.25km
RS = Recent sale

UN = Undisclosed Sale

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