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	3 STRICTA COURT 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	$560,000	&	$616,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$690,000	Property type	House	Suburb	Frankston North
Period-from	01 Apr 2025	to	31 Mar 2026	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
21 PLANTATION AVENUE FRANKSTON NORTH VIC 3200	$612,500	07-Mar-26
44 MORETON STREET FRANKSTON NORTH VIC 3200	$603,000	14-Feb-26

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 April 2026

OBrien Real Estate

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21 PLANTATION AVENUE FRANKSTON NORTH VIC 3200

3 1 1

Sold Price RS **$612,500** Sold Date **07-Mar-26**

Distance **1.43km**



44 MORETON STREET FRANKSTON NORTH VIC 3200

3 1 1

Sold Price RS **$603,000** Sold Date **14-Feb-26**

Distance **0.3km**

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

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