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	277 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	$700,000	&	$770,000

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
43 COOLGARDIE STREET FRANKSTON NORTH VIC 3200	$711,000	28-Feb-26
53 ARMATA CRESCENT FRANKSTON NORTH VIC 3200	$720,000	06-Feb-26
57 MONTEREY BOULEVARD FRANKSTON NORTH VIC 3200	$703,000	23-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: 18 April 2026

OBrien Real Estate

Mark Burke
M 0419 356 017
E mark.burke@obrienrealestate.com.au



43 COOLGARDIE STREET FRANKSTON NORTH VIC 3200

3 1 1

Sold Price RS $711,000 Sold Date 28-Feb-26

Distance 0.95km



53 ARMATA CRESCENT FRANKSTON NORTH VIC 3200

3 1 1

Sold Price RS $720,000 Sold Date 06-Feb-26

Distance 1.28km



57 MONTEREY BOULEVARD FRANKSTON NORTH VIC 3200

3 1 1

Sold Price $703,000 Sold Date 23-Feb-26

Distance 0.92km

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

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