OBrien Real Estate

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	4 HUDSON AVENUE 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~~		or range ~~Price&~~ between	$750,000	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$750,000	Property type	House	Suburb	Frankston
Period-from	01 Oct 2024	to	30 Sep 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
14 DERNA CRESCENT FRANKSTON VIC 3199	$770,000	13-Sep-25
42 LINDRUM ROAD FRANKSTON VIC 3199	$775,000	22-Sep-25
117 WANGARRA ROAD FRANKSTON VIC 3199	$800,000	09-Aug-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.~~

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14 DERNA CRESCENT FRANKSTON VIC 3199

3 1 1

Sold Price RS $770,000 Sold Date 13-Sep-25

Distance 0.18km



42 LINDRUM ROAD FRANKSTON VIC 3199

3 1 2

Sold Price ~~$600,000~~ $775,000 Sold Date ~~23-Oct-23~~ 22-Sep-25

Distance 0.92km



117 WANGARRA ROAD FRANKSTON VIC 3199

3 1 2

Sold Price $800,000 Sold Date 09-Aug-25

Distance 1.05km

RS = Recent sale UN = Undisclosed Sale

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