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 FOREST DRIVE 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	$595,000	&	$654,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$622,000	Property type	House	Suburb	Frankston North
Period-from	01 Sep 2024	to	31 Aug 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
10 FOREST DRIVE FRANKSTON NORTH VIC 3200	$625,000	15-Jul-25
11 FOREST DRIVE FRANKSTON NORTH VIC 3200	$620,000	01-Jul-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: 16 September 2025

OBrien Real Estate

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10 FOREST DRIVE FRANKSTON NORTH VIC 3200

3 1 1

Sold Price **$625,000** Sold Date **15-Jul-25**

Distance **0.07km**



11 FOREST DRIVE FRANKSTON NORTH VIC 3200

3 1 1

Sold Price **$620,000** Sold Date **01-Jul-25**

Distance **0.1km**

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

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