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	37 CANDLEBARK CRESCENT 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	$675,000	&	$742,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$629,500	Property type	House	Suburb	Frankston North
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
2 ASH COURT FRANKSTON NORTH VIC 3200	$715,000	30-Aug-25
337 FRANKSTON-DANDENONG ROAD FRANKSTON NORTH VIC 3200	$720,000	02-Sep-25
42 MORETON STREET FRANKSTON NORTH VIC 3200	$715,000	13-Sep-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: 26 October 2025

OBrien Real Estate

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2 ASH COURT FRANKSTON NORTH VIC 3200

3 1 1

Sold Price RS $715,000 Sold Date **30-Aug-25**

Distance **1.4km**



337 FRANKSTON-DANDENONG ROAD FRANKSTON NORTH VIC 3200

3 1 3

Sold Price RS $720,000 Sold Date **02-Sep-25**

Distance **0.16km**



42 MORETON STREET FRANKSTON NORTH VIC 3200

3 1 1

Sold Price RS $715,000 Sold Date **13-Sep-25**

Distance **0.69km**

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

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