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	36 EXCELSIOR 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	$650,000	&	$715,000

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
441 FRANKSTON-DANDENONG ROAD FRANKSTON NORTH VIC 3200	$695,000	25-Oct-25
245 FRANKSTON-DANDENONG ROAD FRANKSTON NORTH VIC 3200	$700,000	20-Sep-25
83 EXCELSIOR DRIVE FRANKSTON NORTH VIC 3200	$665,000	01-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.~~

This Statement of Information was prepared on: 30 October 2025

OBrien Real Estate

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441 FRANKSTON-DANDENONG ROAD FRANKSTON NORTH VIC 3200

3 1 -

Sold Price RS $695,000 Sold Date 25-Oct-25

Distance 0.4km



245 FRANKSTON-DANDENONG ROAD FRANKSTON NORTH VIC 3200

3 1 1

Sold Price RS $700,000 Sold Date 20-Sep-25

Distance 1.72km



83 EXCELSIOR DRIVE FRANKSTON NORTH VIC 3200

3 1 1

Sold Price $665,000 Sold Date 01-Aug-25

Distance 0.47km

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

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