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	40 PINE STREET 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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$655,000	Property type	House	Suburb	Frankston North
Period-from	01 Jan 2025	to	31 Dec 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
239 FRANKSTON-DANDENONG ROAD FRANKSTON NORTH VIC 3200	$710,000	12-Dec-25
35 CANDLEBARK CRESCENT FRANKSTON NORTH VIC 3200	$640,000	13-Dec-25
379 FRANKSTON-DANDENONG ROAD FRANKSTON NORTH VIC 3200	$640,000	08-Dec-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: 12 January 2026

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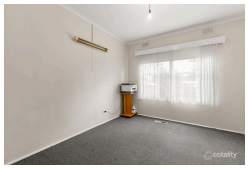
239 FRANKSTON-DANDENONG ROAD FRANKSTON NORTH VIC 3200

3 1 2

Sold Price RS $710,000 Sold Date 12-Dec-25

Distance 0.33km



35 CANDLEBARK CRESCENT FRANKSTON NORTH VIC 3200

3 1 1

Sold Price RS $640,000 Sold Date 13-Dec-25

Distance 0.66km



379 FRANKSTON-DANDENONG ROAD FRANKSTON NORTH VIC 3200

3 1 2

Sold Price Sold Date 08-Dec-25

Distance 1.02km



13 MAHOGANY AVENUE FRANKSTON NORTH VIC 3200

3 1 2

Sold Price RS $740,000 Sold Date 07-Dec-25

Distance 0.63km

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

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