

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

2 STRINGYBARK 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,500

Property type

House

Suburb

Frankston North

Period-from

01 Mar 2025

to

28 Feb 2026

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

44 MORETON STREET FRANKSTON NORTH VIC 3200	\$603,000	14-Feb-26

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: 04 March 2026

Luke Magree

P 0499993291

M 0499993291

E luke.magree@obrienrealestate.com.au

**44 MORETON STREET
FRANKSTON NORTH VIC 3200** 3  1  1

Sold Price

^{RS}**\$603,000**

Sold Date

14-Feb-26

Distance

1.06km**RS** = Recent sale**UN** = Undisclosed Sale

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