

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

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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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