

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 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

\$670,000

&

\$719,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,819

Property type

House

Suburb

Frankston North

Period-from

01 Dec 2024

to

30 Nov 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
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: 06 December 2025

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441 FRANKSTON-DANDENONG ROAD FRANKSTON NORTH VIC 3200
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Sold Price

RS

\$695,000

Sold Date

25-Oct-25

Distance

0.08km


245 FRANKSTON-DANDENONG ROAD FRANKSTON NORTH VIC 3200
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Sold Price

\$700,000

Sold Date

20-Sep-25

Distance

1.71km


42 MORETON STREET FRANKSTON NORTH VIC 3200

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Sold Price

\$715,000

Sold Date

13-Sep-25

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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