

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

9 BOUVARDIA 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Frankston North

Period-from

01 Jun 2025

to

31 May 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

4 ARMATA CRESCENT FRANKSTON NORTH VIC 3200	\$660,000	21-Mar-26
39 BOUVARDIA CRESCENT FRANKSTON NORTH VIC 3200	\$685,000	06-Jun-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: 25 June 2026

Mark Burke

M 0419 356 017

E mark.burke@obrienrealestate.com.au


**4 ARMATA CRESCENT
FRANKSTON NORTH VIC 3200**
 3  1  -

Sold Price **\$660,000** Sold Date **21-Mar-26**

Distance **1.08km**

**39 BOUVARDIA CRESCENT
FRANKSTON NORTH VIC 3200**
 3  1  -

Sold Price ^{RS} **\$685,000** Sold Date **06-Jun-26**

Distance **0.05km**
RS = Recent sale

UN = Undisclosed Sale

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