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<br>Including suburb and postcode | 1 NORFOLK 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 | $670,000 | & | $737,000 |

## 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 |
|---|---|---|
| 18 NORFOLK CRESCENT FRANKSTON NORTH VIC 3200 | $737,000 | 30-Oct-25 |
| 83 BRUNNING CRESCENT FRANKSTON NORTH VIC 3200 | $727,000 | 29-Oct-25 |
| 441 FRANKSTON-DANDENONG ROAD FRANKSTON NORTH VIC 3200 | $695,000 | 25-Oct-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

OBrien Real Estate

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**18 NORFOLK CRESCENT FRANKSTON NORTH VIC 3200**

3 1 -

Sold Price RS $737,000 Sold Date 30-Oct-25

Distance 0.13km



**83 BRUNNING CRESCENT FRANKSTON NORTH VIC 3200**

3 1 -

Sold Price RS $727,000 Sold Date 29-Oct-25

Distance 0.98km



**441 FRANKSTON-DANDENONG ROAD FRANKSTON NORTH VIC 3200**

3 1 -

Sold Price RS $695,000 Sold Date 25-Oct-25

Distance 0.73km

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

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