

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

3 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Frankston North

Period-from

01 Apr 2025

to

31 Mar 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

22 FORSTER AVENUE FRANKSTON NORTH VIC 3200	\$650,000	13-Jan-26
11 NORFOLK CRESCENT FRANKSTON NORTH VIC 3200	\$693,500	26-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: 09 April 2026

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22 FORSTER AVENUE FRANKSTON NORTH VIC 3200 Sold Price **\$650,000** Sold Date **13-Jan-26**

 3  1  2

Distance **1km**



11 NORFOLK CRESCENT FRANKSTON NORTH VIC 3200 Sold Price **\$693,500** Sold Date **26-Feb-26**

 3  1  1

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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