

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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,500

Property type

House

Suburb

Frankston North

Period-from

01 Mar 2025

to

28 Feb 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

7 LACENET AVENUE FRANKSTON NORTH VIC 3200	\$720,000	14-Mar-26
57 MONTEREY BOULEVARD FRANKSTON NORTH VIC 3200	\$703,000	23-Feb-26
239 FRANKSTON-DANDENONG ROAD FRANKSTON NORTH VIC 3200	\$710,000	29-Nov-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: 26 March 2026

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**7 LACENET AVENUE FRANKSTON
NORTH VIC 3200**

Sold Price

^{RS}
\$720,000

Sold Date

14-Mar-26
 3

 1

 -

Distance

0.97km

**57 MONTEREY BOULEVARD
FRANKSTON NORTH VIC 3200**

Sold Price

^{RS}
\$703,000

Sold Date

23-Feb-26
 3

 1

 1

Distance

0.4km

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

Sold Price

\$710,000

Sold Date

29-Nov-25
 3

 1

 2

Distance

1.13km
RS = Recent sale

UN = Undisclosed Sale

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