

## 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

6 BRUNNING CRESCENT FRANKSTON NORTH VIC 3200

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$612,000

&

\$673,200

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Frankston North

Period-from

01 Aug 2025

to

31 Jul 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 16 CALEY STREET FRANKSTON NORTH VIC 3200   | \$660,000 | 01-Aug-26 |
| 3 ARMATA CRESCENT FRANKSTON NORTH VIC 3200 | \$665,500 | 04-Jul-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: 07 August 2026

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**16 CALEY STREET FRANKSTON  
NORTH VIC 3200**
 3    1    -

Sold Price

<sup>RS</sup> **\$660,000** Sold Date **01-Aug-26**

Distance **0.8km**

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

Sold Price

<sup>RS</sup> **\$665,500** Sold Date **04-Jul-26**

Distance **0.61km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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