

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

1/38-40 KENILWORTH AVENUE FRANKSTON VIC 3199

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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

2/6A ARABIL STREET FRANKSTON VIC 3199	\$635,000	05-Mar-25
2/20 SCREEN STREET FRANKSTON VIC 3199	\$675,000	08-May-25
2/119 CRANBOURNE ROAD FRANKSTON VIC 3199	\$666,000	12-Mar-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: 04 June 2025



2/6A ARABIL STREET FRANKSTON VIC 3199

Sold Price

\$635,000

Sold Date **05-Mar-25**

 2  2  1

Distance **1.3km**


2/20 SCREEN STREET FRANKSTON VIC 3199

Sold Price

^{RS} **\$675,000**

Sold Date **08-May-25**

 3  2  1

Distance **0.57km**


2/119 CRANBOURNE ROAD FRANKSTON VIC 3199

Sold Price

\$666,000

Sold Date **12-Mar-25**

 3  2  1

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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