

## 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 KILDARE COURT FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Frankston

Period-from

01 Jul 2024

to

30 Jun 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

1 HUNTER COURT FRANKSTON VIC 3199	\$651,000	13-Feb-25
76 FRANKSTON-FLINDERS ROAD FRANKSTON VIC 3199	\$645,000	13-Feb-25
8 ALBA STREET FRANKSTON NORTH VIC 3200	\$670,000	21-Jun-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: 24 July 2025

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**1 HUNTER COURT FRANKSTON VIC 3199**

Sold Price

**\$651,000**

Sold Date

**13-Feb-25**
 3

 1

 2

Distance

**1.91km**

**76 FRANKSTON-FLINDERS ROAD  
FRANKSTON VIC 3199**

Sold Price

**\$645,000**

Sold Date

**13-Feb-25**
 3

 1

 2

Distance

**1.27km**

**8 ALBA STREET FRANKSTON  
NORTH VIC 3200**

Sold Price

<sup>RS</sup> **\$670,000**

Sold Date

**21-Jun-25**
 3

 1

 1

Distance

**4.39km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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