

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

13 BLAIR AVENUE FRANKSTON SOUTH 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

\$980,000

&

\$1,075,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,153,500

Property type

House

Suburb

Frankston South

Period-from

01 Jul 2024

to

30 Jun 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

25 GOWRIE AVENUE FRANKSTON SOUTH VIC 3199	\$1,050,000	15-Feb-25
107A KARS STREET FRANKSTON SOUTH VIC 3199	\$1,022,899	09-May-25
77 KARS STREET FRANKSTON SOUTH VIC 3199	\$958,000	16-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: 15 July 2025



25 GOWRIE AVENUE FRANKSTON SOUTH VIC 3199

4 2 2

Sold Price

\$1,050,000

Sold Date

15-Feb-25

Distance

0.16km



107A KARS STREET FRANKSTON SOUTH VIC 3199

3 2 2

Sold Price

^{RS} **\$1,022,899**

Sold Date

09-May-25

Distance

0.14km



77 KARS STREET FRANKSTON SOUTH VIC 3199

3 2 2

Sold Price

\$958,000

Sold Date

16-Mar-25

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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