

## 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

107A KARS STREET FRANKSTON SOUTH 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

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Frankston South

Period-from

01 Apr 2024

to

31 Mar 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

|  |             |           |
|--|-------------|-----------|
| 77 KARS STREET FRANKSTON SOUTH VIC 3199      | \$958,000   | 19-Mar-25 |
| 156 KARS STREET FRANKSTON SOUTH VIC 3199     | \$1,050,000 | 16-Mar-25 |
| 10 GROSVENOR STREET FRANKSTON SOUTH VIC 3199 | \$1,077,500 | 14-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: 26 April 2025

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**77 KARS STREET FRANKSTON  
 SOUTH VIC 3199**

3 2 2

Sold Price <sup>RS</sup> **\$958,000** Sold Date **19-Mar-25**

Distance **0.45km**



**156 KARS STREET FRANKSTON  
 SOUTH VIC 3199**

3 2 2

Sold Price <sup>RS</sup> **\$1,050,000** Sold Date **16-Mar-25**

Distance **0.47km**



**10 GROSVENOR STREET  
 FRANKSTON SOUTH VIC 3199**

3 1 2

Sold Price <sup>RS</sup> **\$1,077,500** Sold Date **14-Mar-25**

Distance **1.18km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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