

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

1/139 KARS STREET 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

\$897,000

&

\$985,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,500

Property type

Unit

Suburb

Frankston South

Period-from

01 Sep 2024

to

31 Aug 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

2/17 OAKFIELD COURT FRANKSTON SOUTH VIC 3199	\$900,000	21-Jun-25
1/102 SYCAMORE ROAD FRANKSTON SOUTH VIC 3199	\$930,000	18-Jun-25
1/22 GOWRIE AVENUE FRANKSTON SOUTH VIC 3199	\$972,500	29-May-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: 19 September 2025



2/17 OAKFIELD COURT FRANKSTON SOUTH VIC 3199

3 2 2

Sold Price **\$900,000** Sold Date **21-Jun-25**

Distance **1.62km**



1/102 SYCAMORE ROAD FRANKSTON SOUTH VIC 3199

3 3 2

Sold Price **\$930,000** Sold Date **18-Jun-25**

Distance **1.06km**



1/22 GOWRIE AVENUE FRANKSTON SOUTH VIC 3199

3 2 1

Sold Price ^{RS} **\$972,500** Sold Date **29-May-25**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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