

# 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

1/21 Olympic Avenue, Frankston Vic 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$575,000

### Median sale price

Median price \$538,750

Property Type Unit

Suburb Frankston

Period - From 01/07/2024

to 30/06/2025

Source REIV

### 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 six 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 | 4/11 Shaftesbury St FRANKSTON 3199 | \$580,000 | 15/09/2025   |
| 2 | 2/20 Kenilworth Av FRANKSTON 3199  | \$808,000 | 29/08/2025   |
| 3 | 5c Olympic Av FRANKSTON 3199       | \$780,000 | 01/08/2025   |

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 six months.~~

This Statement of Information was prepared on:

19/09/2025 15:12



**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$575,000  
**Median Unit Price**  
Year ending June 2025: \$538,750

## Comparable Properties



**4/11 Shaftesbury St FRANKSTON 3199 (REI)**

**Agent Comments**



**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 15/09/2025  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 1730 sqm approx



**2/20 Kenilworth Av FRANKSTON 3199 (REI)**

**Agent Comments**



**Price:** \$808,000  
**Method:** Private Sale  
**Date:** 29/08/2025  
**Property Type:** Townhouse (Single)



**5c Olympic Av FRANKSTON 3199 (REI)**

**Agent Comments**



**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 01/08/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 285 sqm approx

**Account - Fosterfroling Real Estate | P: 03 9781 3366**