

## 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

1/38-40 KENILWORTH 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2024

to

31 May 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

2/6A ARABIL STREET FRANKSTON VIC 3199	\$635,000	05-Mar-25
2/20 SCREEN STREET FRANKSTON VIC 3199	\$675,000	08-May-25
2/119 CRANBOURNE ROAD FRANKSTON VIC 3199	\$666,000	12-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: 04 June 2025



**2/6A ARABIL STREET FRANKSTON VIC 3199**

Sold Price

**\$635,000**

Sold Date **05-Mar-25**

 2  2  1

Distance **1.3km**



**2/20 SCREEN STREET FRANKSTON VIC 3199**

Sold Price

<sup>RS</sup> **\$675,000**

Sold Date **08-May-25**

 3  2  1

Distance **0.57km**



**2/119 CRANBOURNE ROAD FRANKSTON VIC 3199**

Sold Price

**\$666,000**

Sold Date **12-Mar-25**

 3  2  1

Distance **1.23km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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