

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

1/94 HEATHERHILL ROAD FRANKSTON 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Frankston

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

3/19 KENILWORTH AVENUE FRANKSTON VIC 3199	\$720,000	01-Aug-25
2/20 SCREEN STREET FRANKSTON VIC 3199	\$675,000	25-Apr-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: 10 September 2025

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**3/19 KENILWORTH AVENUE
FRANKSTON VIC 3199**

3 2 2

Sold Price

^{RS} **\$720,000**

Sold Date **01-Aug-25**

Distance **0.6km**



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

3 2 1

Sold Price

\$675,000

Sold Date **25-Apr-25**

Distance **0.54km**

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

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