# 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 POLLY KELLY PLACE 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	\$1,000,000	&	\$1,100,000
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## Median sale price

(\*Delete house or unit as applicable)

Median Price	\$1,160,000	Prop	rty type House		Suburb	Frankston South	
Period-from	01 Nov 2024	to	31 Oct 2	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.

Add	dress of comparable property	Price	Date of sale	
9	DONNELLY RISE FRANKSTON SOUTH VIC 3199	\$1,140,000	11-Oct-25	
4	ROSEWOOD COURT FRANKSTON VIC 3199	\$1,050,000	04-Oct-25	
14	4 KENSINGTON AVENUE FRANKSTON SOUTH VIC 3199	\$1,120,000	12-Jul-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: 13 November 2025





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9 DONNELLY RISE FRANKSTON SOUTH VIC 3199

Sold Price

\*\*\$1,140,000 UN Sold Date

11-Oct-25

₾ 2

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Distance

0.44km



**4 ROSEWOOD COURT FRANKSTON VIC 3199** 

₽ 2

Sold Price

\$1,050,000 Sold Date 04-Oct-25

0.35km Distance



14 KENSINGTON AVENUE FRANKSTON SOUTH VIC 3199

**=** 4

₽ 2

Sold Price

**\$1,120,000** Sold Date

12-Jul-25

Distance

1.83km

**RS** = Recent sale

UN = Undisclosed Sale

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