

## 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

12 KILBURN CRESCENT FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Frankston

Period-from

01 Apr 2024

to

31 Mar 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 9 MURRAY CLOSE FRANKSTON VIC 3199   | \$782,000 | 15-Jun-24 |
| 30 WHITFORD WAY FRANKSTON VIC 3199  | \$730,000 | 14-Sep-24 |
| 4 PARKVIEW DRIVE FRANKSTON VIC 3199 | \$705,000 | 17-Aug-24 |

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: 07 April 2025

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**9 MURRAY CLOSE FRANKSTON  
VIC 3199**

 3  2  2

Sold Price

**\$782,000**

Sold Date

**15-Jun-24**

Distance

**0.17km**



**30 WHITFORD WAY FRANKSTON  
VIC 3199**

 3  2  2

Sold Price

**\$730,000**

Sold Date

**14-Sep-24**

Distance

**0.28km**



**4 PARKVIEW DRIVE FRANKSTON  
VIC 3199**

 3  1  1

Sold Price

**\$705,000**

Sold Date

**17-Aug-24**

Distance

**0.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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