

## 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

13 KARINGAL DRIVE 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

\$750,000

&

\$825,000

### 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 6 WINDSOR COURT FRANKSTON VIC 3199  | \$880,000 | 18-Feb-25 |
| 48 BOKISSA DRIVE FRANKSTON VIC 3199 | \$756,000 | 08-Oct-24 |
| 1 BINDI CLOSE FRANKSTON VIC 3199    | \$770,000 | 22-Nov-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: 02 April 2025

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**6 WINDSOR COURT FRANKSTON  
VIC 3199**

 4  2  -

Sold Price <sup>RS</sup> **\$880,000** <sup>UN</sup> Sold Date **18-Feb-25**

Distance **0.36km**



**48 BOKISSA DRIVE FRANKSTON  
VIC 3199**

 3  2  2

Sold Price **\$756,000** Sold Date **08-Oct-24**

Distance **0.43km**



**1 BINDI CLOSE FRANKSTON VIC  
3199**

 3  2  -

Sold Price **\$770,000** Sold Date **22-Nov-24**

Distance **0.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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