

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

2/20 KENILWORTH AVENUE 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2024

to

31 Jul 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

2/18 LARDNER ROAD FRANKSTON VIC 3199	\$805,000	08-May-25
2/37 LARDNER ROAD FRANKSTON VIC 3199	\$775,000	22-Jul-25
5C OLYMPIC AVENUE FRANKSTON VIC 3199	\$780,000	01-Aug-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.~~

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2/18 LARDNER ROAD FRANKSTON VIC 3199 Sold Price **\$805,000** Sold Date **08-May-25**

 4  3  3

Distance **0.74km**



2/37 LARDNER ROAD FRANKSTON VIC 3199 Sold Price ^{RS} **\$775,000** Sold Date **22-Jul-25**

 3  2  2

Distance **0.76km**



5C OLYMPIC AVENUE FRANKSTON VIC 3199 Sold Price ^{RS} **\$780,000** Sold Date **01-Aug-25**

 4  2  1

Distance **0.32km**

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

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