

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 KANYA COURT 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

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Frankston

Period-from

01 May 2024

to

30 Apr 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 OMAROO ROAD FRANKSTON VIC 3199	\$661,500	14-Oct-24
20 ELLIS STREET FRANKSTON VIC 3199	\$670,000	16-Nov-24
176 CRANBOURNE ROAD FRANKSTON VIC 3199	\$675,000	06-Oct-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: 29 May 2025

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**6 OMAROO ROAD FRANKSTON
VIC 3199**

Sold Price

\$661,500

Sold Date

14-Oct-24

 3

 1

 1

Distance

0.32km



**20 ELLIS STREET FRANKSTON VIC
3199**

Sold Price

\$670,000

Sold Date

16-Nov-24

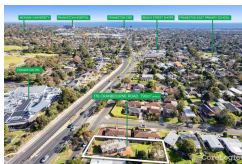
 3

 1

 1

Distance

0.29km



**176 CRANBOURNE ROAD
FRANKSTON VIC 3199**

Sold Price

\$675,000

Sold Date

06-Oct-24

 3

 1

 2

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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