

## 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

24 CHETWYN COURT FRANKSTON SOUTH VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$3,000,000

&

\$3,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,155,000

Property type

House

Suburb

Frankston South

Period-from

01 Jun 2024

to

31 May 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

5 KIRKSTALL CLOSE FRANKSTON SOUTH VIC 3199	\$3,425,000	18-Feb-25
11 AJANA LANE FRANKSTON SOUTH VIC 3199	\$2,600,000	27-Feb-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: 28 June 2025



**5 KIRKSTALL CLOSE FRANKSTON SOUTH VIC 3199** Sold Price **\$3,425,000** Sold Date **18-Feb-25**  
Distance **0.28km**

4 4 6



**11 AJANA LANE FRANKSTON SOUTH VIC 3199** Sold Price <sup>RS</sup> **\$2,600,000** Sold Date **27-Feb-25**  
Distance **0.17km**

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

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