

## 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

3/17 KARS STREET 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

\$540,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2024

to

31 Aug 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

3/33 WILLIAMS STREET FRANKSTON VIC 3199

\$770,000

30-Mar-25

2/37 LARDNER ROAD FRANKSTON VIC 3199

\$775,000

22-Jul-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: 05 September 2025

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**3/33 WILLIAMS STREET  
FRANKSTON VIC 3199**

 3  2  2

Sold Price

**\$770,000**

Sold Date **30-Mar-25**

Distance

**0.06km**



**2/37 LARDNER ROAD FRANKSTON  
VIC 3199**

 3  2  2

Sold Price

<sup>RS</sup> **\$775,000**

Sold Date **22-Jul-25**

Distance

**1.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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