

## 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

48 MINCHA STREET FRANKSTON 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

\$830,000

&

\$910,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Frankston

Period-from

01 Sep 2025

to

31 Aug 2026

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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 48 KENILWORTH AVENUE FRANKSTON VIC 3199       | \$910,000 | 23-Apr-26 |
| 6 MURAWA STREET FRANKSTON VIC 3199            | \$890,000 | 01-Aug-26 |
| 92 FRANKSTON-FLINDERS ROAD FRANKSTON VIC 3199 | \$860,000 | 23-May-26 |

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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Michael McClure

P 8781 3888

M 0403 736 761

E michael.mcclure@eview.com.au



**48 KENILWORTH AVENUE  
FRANKSTON VIC 3199**

4 2 1

Sold Price

**\$910,000**

Sold Date **23-Apr-26**

Distance

**1.59km**



**6 MURAWA STREET FRANKSTON  
VIC 3199**

3 2 1

Sold Price

**\$890,000**

Sold Date **01-Aug-26**

Distance

**0.28km**



**92 FRANKSTON-FLINDERS ROAD  
FRANKSTON VIC 3199**

3 2 2

Sold Price

**\$860,000**

Sold Date **23-May-26**

Distance

**0.43km**

RS = Recent sale

UN = Undisclosed Sale

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