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

OBrien Real Estate

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6 OMAROO ROAD FRANKSTON VIC 3199

3 1 1

Sold Price **$661,500** Sold Date **14-Oct-24**

Distance **0.32km**



20 ELLIS STREET FRANKSTON VIC 3199

3 1 1

Sold Price **$670,000** Sold Date **16-Nov-24**

Distance **0.29km**



176 CRANBOURNE ROAD FRANKSTON VIC 3199

3 1 2

Sold Price **$675,000** Sold Date **06-Oct-24**

Distance **0.26km**

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

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