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	3/19 KARS STREET 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	$635,000	&	$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$560,000	Property type	Unit	Suburb	Frankston
Period-from	01 Nov 2024	to	31 Oct 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
6/21-23 WILLIAMS STREET FRANKSTON VIC 3199	$705,000	07-Nov-25
23A NOLAN STREET FRANKSTON VIC 3199	$690,000	01-Jul-25
5/20-24 WILLIAMS STREET FRANKSTON VIC 3199	$665,000	08-Oct-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: 26 November 2025

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6/21-23 WILLIAMS STREET FRANKSTON VIC 3199

2 1 1

Sold Price RS **$705,000** Sold Date **07-Nov-25**

Distance **0.13km**



23A NOLAN STREET FRANKSTON VIC 3199

2 1 1

Sold Price **$690,000** Sold Date **01-Jul-25**

Distance **0.17km**



5/20-24 WILLIAMS STREET FRANKSTON VIC 3199

2 1 1

Sold Price RS **$665,000** Sold Date **08-Oct-25**

Distance **0.18km**

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

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