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<br>Including suburb and postcode | 2/27 KELSO 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 | $650,000 | & | $715,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $545,000 | 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 |
|---|---|---|
| 68 YUILLE STREET FRANKSTON SOUTH VIC 3199 | $700,000 | 10-Aug-25 |
| 17/105 MCMAHONS ROAD FRANKSTON VIC 3199 | $668,000 | 18-Jun-25 |
| 2/20 SCREEN STREET FRANKSTON VIC 3199 | $675,000 | 25-Apr-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: 08 September 2025

Tanja Neven-Jones
P 95855667
M 0408664429
E tanjanevenjones@jelliscraig.com.au



**68 YUILLE STREET FRANKSTON SOUTH VIC 3199**

3 2 2

Sold Price **$700,000** Sold Date **10-Aug-25**

Distance **1.81km**



**17/105 MCMAHONS ROAD FRANKSTON VIC 3199**

3 2 2

Sold Price **$668,000** Sold Date **18-Jun-25**

Distance **0.78km**



**2/20 SCREEN STREET FRANKSTON VIC 3199**

3 2 1

Sold Price **$675,000** Sold Date **25-Apr-25**

Distance **1.85km**

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

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