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	2/153 KARS STREET FRANKSTON SOUTH 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	$740,000	&	$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$826,500	Property type	Unit	Suburb	Frankston South
Period-from	01 Jun 2025	to	31 May 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
2 KEAST STREET FRANKSTON SOUTH VIC 3199	$750,000	10-Jun-26
130 KARS STREET FRANKSTON SOUTH VIC 3199	$706,000	19-Feb-26
2/3 MELVILLE AVENUE FRANKSTON VIC 3199	$750,000	27-Jan-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.~~

This Statement of Information was prepared on: 26 June 2026

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2 KEAST STREET FRANKSTON SOUTH VIC 3199

2 1 -

Sold Price RS $750,000 Sold Date 10-Jun-26

Distance 1.07km

130 KARS STREET FRANKSTON SOUTH VIC 3199

2 1 1

Sold Price $706,000 Sold Date 19-Feb-26

Distance 0.29km

2/3 MELVILLE AVENUE FRANKSTON VIC 3199

2 1 1

Sold Price $750,000 Sold Date 27-Jan-26

Distance 1.28km

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

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