

## 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

42 MCMURTRY WAY 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

\$970,000

&

\$1,067,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Frankston

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

5 FURNEAUX COURT FRANKSTON VIC 3199	\$1,047,500	09-Apr-26
64 RAPHAEL CRESCENT FRANKSTON VIC 3199	\$1,010,000	24-Apr-26
21 KENILWORTH AVENUE FRANKSTON VIC 3199	\$980,000	26-Mar-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: 23 June 2026



**5 FURNEAUX COURT FRANKSTON  
VIC 3199**

4 2 2

Sold Price

**\$1,047,500**

Sold Date **09-Apr-26**

Distance **1.23km**



**64 RAPHAEL CRESCENT  
FRANKSTON VIC 3199**

4 2 2

Sold Price

**\$1,010,000**

Sold Date **24-Apr-26**

Distance **0.82km**



**21 KENILWORTH AVENUE  
FRANKSTON VIC 3199**

4 2 2

Sold Price

**\$980,000**

Sold Date **26-Mar-26**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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