

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

4 KILBURN CRESCENT 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

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Frankston

Period-from

01 Jul 2024

to

30 Jun 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

9 TERTULLIAN COURT FRANKSTON VIC 3199	\$850,000	23-May-25
55 FERNDAL DRIVE FRANKSTON VIC 3199	\$919,000	10-May-25
6 ABBEYGATE COURT FRANKSTON VIC 3199	\$910,000	09-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: 17 July 2025

**9 TERTULLIAN COURT
FRANKSTON VIC 3199**

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Sold Price **\$850,000** Sold Date **23-May-25**Distance **0.32km****55 FERNDALE DRIVE FRANKSTON
VIC 3199**

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Sold Price **\$919,000** Sold Date **10-May-25**Distance **0.38km****6 ABBEYGATE COURT
FRANKSTON VIC 3199**

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Sold Price **\$910,000** Sold Date **09-Apr-25**Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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