

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

1/24 BANGOR DRIVE 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2024

to

30 Sep 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

3/19 KENILWORTH AVENUE FRANKSTON VIC 3199	\$720,000	23-Jul-25
1/37 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$695,000	01-Aug-25
1/428 MCCLELLAND DRIVE LANGWARRIN VIC 3910	\$725,000	20-May-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.~~

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**3/19 KENILWORTH AVENUE
FRANKSTON VIC 3199**

3 2 2

Sold Price **\$720,000** Sold Date **23-Jul-25**

Distance **1.29km**



**1/37 ASHLEIGH AVENUE
FRANKSTON VIC 3199**

3 2 2

Sold Price **\$695,000** Sold Date **01-Aug-25**

Distance **1.95km**



**1/428 MCCLELLAND DRIVE
LANGWARRIN VIC 3910**

3 2 2

Sold Price **\$725,000** Sold Date **20-May-25**

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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