

## 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  
3/42 MARGATE AVENUE 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	&	\$737,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$560,000	Property type	Unit	Suburb	Frankston
Period-from	01 Dec 2024	to	30 Nov 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
2/38 HEATHERHILL ROAD FRANKSTON VIC 3199	\$700,000	31-Oct-25
2/51 KENILWORTH AVENUE FRANKSTON VIC 3199	\$700,000	25-Sep-25
153A BEACH STREET FRANKSTON VIC 3199	\$742,000	19-Aug-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: 05 December 2025

Daniel Robinson  
M 0435503185  
E danielr@areaspecialist.com.au



**2/38 HEATHERHILL ROAD  
FRANKSTON VIC 3199**

2 2 1

Sold Price **RS \$700,000** Sold Date **31-Oct-25**

Distance **0.43km**



**2/51 KENILWORTH AVENUE  
FRANKSTON VIC 3199**

2 1 -

Sold Price **\$700,000** Sold Date **25-Sep-25**

Distance **0.74km**



**153A BEACH STREET FRANKSTON  
VIC 3199**

2 1 1

Sold Price **\$742,000** Sold Date **19-Aug-25**

Distance **1.93km**

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

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