

## 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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$737,000

### 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

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2/38 HEATHERHILL ROAD  
FRANKSTON VIC 3199

2 2 1

Sold Price <sup>RS</sup> **\$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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