

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 POLLY KELLY PLACE FRANKSTON SOUTH 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

House

Suburb

Frankston South

Period-from

01 Nov 2024

to

31 Oct 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

9 DONNELLY RISE FRANKSTON SOUTH VIC 3199	\$1,140,000	11-Oct-25
4 ROSEWOOD COURT FRANKSTON VIC 3199	\$1,050,000	04-Oct-25
14 KENSINGTON AVENUE FRANKSTON SOUTH VIC 3199	\$1,120,000	12-Jul-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: 13 November 2025

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9 DONNELLY RISE FRANKSTON SOUTH VIC 3199

 4  2  -

Sold Price ^{RS} **\$1,140,000** ^{UN} Sold Date **11-Oct-25**

Distance **0.44km**



4 ROSEWOOD COURT FRANKSTON VIC 3199

 3  2  2

Sold Price **\$1,050,000** Sold Date **04-Oct-25**

Distance **0.35km**



14 KENSINGTON AVENUE FRANKSTON SOUTH VIC 3199

 4  2  2

Sold Price **\$1,120,000** Sold Date **12-Jul-25**

Distance **1.83km**

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

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