

## 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

10 KENILWORTH AVENUE FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$815,000

Property type

House

Suburb

Frankston

Period-from

01 Mar 2025

to

28 Feb 2026

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

8 MERIBAH COURT FRANKSTON VIC 3199	\$1,086,500	15-Dec-25
10 ROBERTS STREET FRANKSTON VIC 3199	\$1,065,000	07-Feb-26
6 CECIL STREET FRANKSTON VIC 3199	\$1,085,000	31-Jan-26

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: 04 March 2026

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**8 MERIBAH COURT FRANKSTON  
VIC 3199**

 4  2  1

Sold Price

<sup>RS</sup> **\$1,086,500**

Sold Date

**15-Dec-25**

Distance

**0.22km**



**10 ROBERTS STREET FRANKSTON  
VIC 3199**

 3  1  2

Sold Price

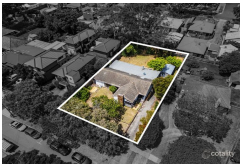
<sup>RS</sup> **\$1,065,000**

Sold Date

**07-Feb-26**

Distance

**0.55km**



**6 CECIL STREET FRANKSTON VIC  
3199**

 5  2  2

Sold Price

<sup>RS</sup> **\$1,085,000**

Sold Date

**31-Jan-26**

Distance

**1.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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