

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

3/38-40 KENILWORTH 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

\$699,000

&

\$768,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2025

to

31 Jan 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

2/20 KENILWORTH AVENUE FRANKSTON VIC 3199	\$808,000	25-Aug-25
2/22 DALY STREET FRANKSTON VIC 3199	\$842,000	28-Jan-26
3/19 KENILWORTH AVENUE FRANKSTON VIC 3199	\$720,000	23-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: 14 February 2026

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**2/20 KENILWORTH AVENUE
FRANKSTON VIC 3199**

 4  3  1

Sold Price

\$808,000

Sold Date **25-Aug-25**

Distance

0.2km



**2/22 DALY STREET FRANKSTON
VIC 3199**

 3  2  2

Sold Price

^{RS} **\$842,000** ^{UN}

Sold Date **28-Jan-26**

Distance

1.35km



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

 3  2  2

Sold Price

\$720,000

Sold Date **23-Jul-25**

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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