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	1/22 ROBERTS STREET 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	$680,000	&	$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$582,000	Property type	Unit	Suburb	Frankston
Period-from	01 May 2025	to	30 Apr 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
3/38-40 KENILWORTH AVENUE FRANKSTON VIC 3199	$755,000	02-Mar-26
3/6 ARGYLE STREET FRANKSTON VIC 3199	$755,000	16-Apr-26
2/8 VERA STREET FRANKSTON VIC 3199	$760,000	13-Mar-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: 25 May 2026

OBrien Real Estate

Luke Magree
P 0499993291
M 0499993291
E luke.magree@obrienrealestate.com.au



3/38-40 KENILWORTH AVENUE FRANKSTON VIC 3199

3 2 1

Sold Price **$755,000** Sold Date **02-Mar-26**

Distance **0.69km**



3/6 ARGYLE STREET FRANKSTON VIC 3199

3 1 1

Sold Price RS **$755,000** Sold Date **16-Apr-26**

Distance **1.27km**



2/8 VERA STREET FRANKSTON VIC 3199

3 2 2

Sold Price RS **$760,000** UN Sold Date **13-Mar-26**

Distance **0.6km**

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

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