

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

1/41 FINLAY 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

\$770,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$803,000

Property type

House

Suburb

Frankston

Period-from

01 Jan 2025

to

31 Dec 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

1/13 SWIFT STREET FRANKSTON VIC 3199	\$775,000	08-Dec-25
3/17 KARS STREET FRANKSTON VIC 3199	\$795,000	15-Sep-25
1/25 KARS STREET FRANKSTON VIC 3199	\$772,500	21-Oct-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: 19 January 2026



**1/13 SWIFT STREET FRANKSTON
VIC 3199**

 3  2  1

Sold Price

^{RS}

\$775,000

Sold Date

08-Dec-25

Distance

0.38km



**3/17 KARS STREET FRANKSTON
VIC 3199**

 3  2  1

Sold Price

\$795,000

Sold Date

15-Sep-25

Distance

1.66km



**1/25 KARS STREET FRANKSTON
VIC 3199**

 3  1  1

Sold Price

\$772,500

Sold Date

21-Oct-25

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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