

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

5/25 Jolly Street, Frankston Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$410,000

Median sale price

Median price \$530,000

Property Type Unit

Suburb Frankston

Period - From 01/01/2024

to 31/12/2024

Source REIV

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 six 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	3/24 Petrie St FRANKSTON 3199	\$410,000	11/02/2025
2	2/41 Finlay St FRANKSTON 3199	\$420,000	14/11/2024
3			

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 six months.

This Statement of Information was prepared on:

17/02/2025 14:15



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$410,000

Median Unit Price

Year ending December 2024: \$530,000

Comparable Properties



3/24 Petrie St FRANKSTON 3199 (REI)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 11/02/2025

Property Type: Unit

Land Size: 113 sqm approx



2/41 Finlay St FRANKSTON 3199 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 14/11/2024

Property Type: Unit

Land Size: 135 sqm approx

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 six months.

Account - Fosterfroling Real Estate | P: 03 9781 3366