

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

1/24 JAMBOREE AVENUE FRANKSTON SOUTH 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

\$670,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Frankston South

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

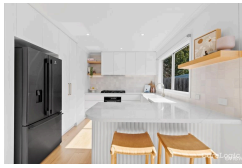
Date of sale

4/40 FROME AVENUE FRANKSTON VIC 3199	\$675,500	05-Feb-25
11 BRIGHTON STREET FRANKSTON SOUTH VIC 3199	\$710,000	15-Oct-24
1/8 LAWREY STREET FRANKSTON VIC 3199	\$701,000	07-Feb-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: 26 March 2025



**4/40 FROME AVENUE
FRANKSTON VIC 3199**

2 1 1

Sold Price

\$675,500

Sold Date

05-Feb-25

Distance

0.53km



**11 BRIGHTON STREET FRANKSTON
SOUTH VIC 3199**

2 1 1

Sold Price

\$710,000

Sold Date

15-Oct-24

Distance

1.35km



**1/8 LAWREY STREET FRANKSTON
VIC 3199**

2 1 1

Sold Price

^{RS}**\$701,000**

Sold Date

07-Feb-25

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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