

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

10 Grimwade Crescent, Frankston Vic 3199

Indicative selling price

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

Range between

\$775,000

&

\$800,000

Median sale price

Median price

\$797,000

Property Type

House

Suburb

Frankston

Period - From

01/10/2024

to

30/09/2025

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	12 Addicott St FRANKSTON 3199	\$770,000	25/09/2025
2	42 Fairway St FRANKSTON 3199	\$805,000	20/09/2025
3	11 Eastbourne Ct FRANKSTON 3199	\$800,000	20/09/2025

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:

06/10/2025 13:28



 4  2  2

Rooms: 6

Property Type: House (Res)

Land Size: 549 sqm approx

Agent Comments

Indicative Selling Price

\$775,000 - \$800,000

Median House Price

Year ending September 2025: \$797,000

Comparable Properties



12 Addicott St FRANKSTON 3199 (REI)

Agent Comments

 3  1  2

Price: \$770,000

Method: Auction Sale

Date: 25/09/2025

Property Type: House (Res)

Land Size: 580 sqm approx



42 Fairway St FRANKSTON 3199 (REI)

Agent Comments

 4  1  1

Price: \$805,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 585 sqm approx



11 Eastbourne Ct FRANKSTON 3199 (REI)

Agent Comments

 4  2  2

Price: \$800,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 562 sqm approx

Account - Fosterfroling Real Estate | P: 03 9781 3366