

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

3/21 JOLLY 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

\$370,000

&

\$407,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2024

to

31 May 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

1/4 LEWIS STREET FRANKSTON VIC 3199	\$425,000	13-Mar-25
4/37 LEWIS STREET FRANKSTON VIC 3199	\$425,000	20-Jun-25
1/21 JOLLY STREET FRANKSTON VIC 3199	\$428,000	01-Apr-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: 28 June 2025



**1/4 LEWIS STREET FRANKSTON
VIC 3199**

Sold Price **\$425,000** Sold Date **13-Mar-25**

2 1 -

Distance **0.62km**



**4/37 LEWIS STREET FRANKSTON
VIC 3199**

Sold Price ^{RS} **\$425,000** Sold Date **20-Jun-25**

2 1 1

Distance **0.68km**



**1/21 JOLLY STREET FRANKSTON
VIC 3199**

Sold Price ^{RS} **\$428,000** ^{UN} Sold Date **01-Apr-25**

2 1 -

Distance **0km**

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

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