

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 KOOLUNA COURT 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

\$780,000

&

\$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Frankston

Period-from

01 Jul 2024

to

30 Jun 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

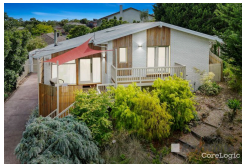
Date of sale

4 KOOLUNA COURT FRANKSTON VIC 3199	\$892,000	05-Mar-25
16 WARRAWEE CIRCUIT FRANKSTON VIC 3199	\$825,500	28-May-25
27 DALPURA CIRCUIT FRANKSTON VIC 3199	\$752,500	20-Mar-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: 05 July 2025



**4 KOOLUNA COURT FRANKSTON
VIC 3199**

Sold Price

\$892,000

Sold Date

05-Mar-25



3



2



2

Distance

0.02km



**16 WARRAWEE CIRCUIT
FRANKSTON VIC 3199**

Sold Price

^{RS}

\$825,500

Sold Date

28-May-25



3



2



2

Distance

0.12km



**27 DALPURA CIRCUIT FRANKSTON
VIC 3199**

Sold Price

\$752,500

Sold Date

20-Mar-25



3



2



2

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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