

## 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](http://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

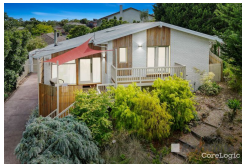
Date of sale

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 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

<sup>RS</sup> **\$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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