

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 IONA 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

\$750,000

&

\$825,000

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

7 COORA COURT FRANKSTON VIC 3199	\$792,600	06-May-25
12 KILBURN CRESCENT FRANKSTON VIC 3199	\$815,000	15-Apr-25
6 VERONICA STREET LANGWARRIN VIC 3910	\$785,200	09-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: 02 July 2025

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7 COORA COURT FRANKSTON VIC 3199

Sold Price

\$792,600

Sold Date **06-May-25**

 3  1  3

Distance **0.55km**



12 KILBURN CRESCENT FRANKSTON VIC 3199

Sold Price

\$815,000

Sold Date **15-Apr-25**

 3  1  2

Distance **1.58km**



6 VERONICA STREET LANGWARRIN VIC 3910

Sold Price

\$785,200

Sold Date **09-Apr-25**

 3  1  2

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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