

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

1/22 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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

3/32 PETRIE STREET FRANKSTON VIC 3199	\$570,000	14-May-25
8/15-19 CRICKLEWOOD AVENUE FRANKSTON VIC 3199	\$501,100	16-May-25
3/33 PETRIE STREET FRANKSTON VIC 3199	\$350,000	15-Jun-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: 24 July 2025

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**3/32 PETRIE STREET FRANKSTON
VIC 3199**

2 1 1

Sold Price

^{RS} **\$570,000** Sold Date **14-May-25**

Distance **0.56km**



**8/15-19 CRICKLEWOOD AVENUE
FRANKSTON VIC 3199**

2 1 1

Sold Price

\$501,100 Sold Date **16-May-25**

Distance **0.75km**



**3/33 PETRIE STREET FRANKSTON
VIC 3199**

2 1 1

Sold Price

^{RS} **\$350,000** ^{UN} Sold Date **15-Jun-25**

Distance **0.64km**

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

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