

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 Hopes Rise, Frankston South Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,218,000

Property Type House

Suburb Frankston South

Period - From 01/07/2025

to

30/09/2025

Source REIV

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 six 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	43 Violet St FRANKSTON SOUTH 3199	\$1,900,000	28/08/2025
2	14 Bruarong Cr FRANKSTON SOUTH 3199	\$1,815,000	13/08/2025
3	21 Bruarong Cr FRANKSTON SOUTH 3199	\$1,800,000	01/08/2025

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 six months.~~

This Statement of Information was prepared on:

10/12/2025 11:52

1 Hopes Rise, Frankston South Vic 3199

CROWDER
community real estate

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Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

September quarter 2025: \$1,218,000



3 2 1

Property Type: House

Land Size: 671 sqm approx

Agent Comments

Comparable Properties



43 Violet St FRANKSTON SOUTH 3199 (REI)

Agent Comments

5 3 2

Price: \$1,900,000

Method: Private Sale

Date: 28/08/2025

Property Type: House (Res)



14 Bruarong Cr FRANKSTON SOUTH 3199 (REI/VG)

Agent Comments

4 4 2

Price: \$1,815,000

Method: Sold Before Auction

Date: 13/08/2025

Property Type: House (Res)

Land Size: 992 sqm approx



21 Bruarong Cr FRANKSTON SOUTH 3199 (REI/VG)

Agent Comments

4 2 2

Price: \$1,800,000

Method: Private Sale

Date: 01/08/2025

Property Type: House (Res)

Land Size: 977 sqm approx

Account - Community Real Estate



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