

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

10 Jubilation Court, Frankston South Vic 3199

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

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	7 Cooina Ct FRANKSTON SOUTH 3199	\$1,380,000	01/12/2025
2	53a Humphries Rd FRANKSTON SOUTH 3199	\$1,290,000	21/11/2025
3	10 Hoadley Av FRANKSTON SOUTH 3199	\$1,300,000	25/10/2025

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:

04/12/2025 13:58

James Crowder

9787 7221

0407 813 377

james@crowdercre.com.au




Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

September quarter 2025: \$1,218,000



 3
plus
stud
y/4th
bedr
oom  2  2

Property Type:

Land Size: 624 sqm approx

Agent Comments

Comparable Properties



7 Cooina Ct FRANKSTON SOUTH 3199 (REI)

Agent Comments

 3  2  4

Price: \$1,380,000

Method: Private Sale

Date: 01/12/2025

Property Type: House

Land Size: 655 sqm approx



53a Humphries Rd FRANKSTON SOUTH 3199 (REI)

Agent Comments

 3  2  2

Price: \$1,290,000

Method: Private Sale

Date: 21/11/2025

Property Type: House (Res)

Land Size: 530 sqm approx



10 Hoadley Av FRANKSTON SOUTH 3199 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,300,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 660 sqm approx

Account - Community Real Estate