

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 10 Jubilation Court, Frankston South Vic 3199
Including suburb and postcode

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 Cooinda 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
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Indicative Selling Price

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

Median House Price

September quarter 2025: \$1,218,000



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Property Type:**Land Size:** 624 sqm approx

Agent Comments

Comparable Properties

**7 Cooinda Ct FRANKSTON SOUTH 3199 (REI)**
 3  2  4
Price: \$1,380,000**Method:** Private Sale**Date:** 01/12/2025**Property Type:** House**Land Size:** 655 sqm approx

Agent Comments

**53a Humphries Rd FRANKSTON SOUTH 3199 (REI)**
 3  2  2
Price: \$1,290,000**Method:** Private Sale**Date:** 21/11/2025**Property Type:** House (Res)**Land Size:** 530 sqm approx

Agent Comments

**10 Hoadley Av FRANKSTON SOUTH 3199 (REI/VG)**
 4  1  2
Price: \$1,300,000**Method:** Auction Sale**Date:** 25/10/2025**Property Type:** House (Res)**Land Size:** 660 sqm approx

Agent Comments

Account - Community Real Estate