

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

9 Emerson Close, Frankston Vic 3199

Indicative selling price

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

Range between \$710,000

&

\$770,000

Median sale price

Median price \$735,000

Property Type House

Suburb Frankston

Period - From 01/01/2025

to 31/03/2025

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	116 Wangarra Rd FRANKSTON 3199	\$717,000	25/02/2025
2	5 Glenview Cr FRANKSTON 3199	\$757,000	23/12/2024
3	6 Bogong Ct FRANKSTON 3199	\$735,000	03/12/2024

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:

26/05/2025 12:41

James Crowder

9787 7221

0407 813 377

james@crowdercre.com.au

Indicative Selling Price

\$710,000 - \$770,000

Median House Price

March quarter 2025: \$735,000



4 1 1

Property Type: House

Land Size: 1076sqm sqm approx

Agent Comments

Comparable Properties



116 Wangarra Rd FRANKSTON 3199 (REI/VG)

Agent Comments

4 1 2

Price: \$717,000

Method: Private Sale

Date: 25/02/2025

Property Type: House (Res)

Land Size: 537 sqm approx



5 Glenview Cr FRANKSTON 3199 (VG)

Agent Comments

4 - -

Price: \$757,000

Method: Sale

Date: 23/12/2024

Property Type: House (Res)

Land Size: 697 sqm approx



6 Bogong Ct FRANKSTON 3199 (REI/VG)

Agent Comments

4 1 4

Price: \$735,000

Method: Private Sale

Date: 03/12/2024

Property Type: House

Land Size: 672 sqm approx

Account - Community Real Estate