

# 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

4 Gulls Way, Frankston South Vic 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,300,000 & \$2,500,000

### Median sale price

Median price \$1,192,500 Property Type House Suburb Frankston South

Period - From 01/04/2024 to 30/06/2024 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	12 Bay Av MOUNT ELIZA 3930	\$3,075,000	26/05/2024
2	117 Humphries Rd FRANKSTON SOUTH 3199	\$2,430,000	08/09/2024
3	8 Gulls Way FRANKSTON SOUTH 3199	\$2,200,000	22/04/2024

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:

30/09/2024 14:52



5 2 3

**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$2,300,000 - \$2,500,000  
**Median House Price**  
June quarter 2024: \$1,192,500

## Comparable Properties



**12 Bay Av MOUNT ELIZA 3930 (REI)**

**Agent Comments**

5 3 4

**Price:** \$3,075,000  
**Method:** Private Sale  
**Date:** 26/05/2024  
**Property Type:** House



**117 Humphries Rd FRANKSTON SOUTH 3199 (REI)**

**Agent Comments**

4 2 3

**Price:** \$2,430,000  
**Method:** Private Sale  
**Date:** 08/09/2024  
**Property Type:** House  
**Land Size:** 2422 sqm approx



**8 Gulls Way FRANKSTON SOUTH 3199 (REI)**

**Agent Comments**

4 3 2

**Price:** \$2,200,000  
**Method:** Private Sale  
**Date:** 22/04/2024  
**Property Type:** House (Res)  
**Land Size:** 1521 sqm approx