

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

2/29 GAIRLOCH DRIVE FRANKSTON VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

4/187 BEACH STREET FRANKSTON VIC 3199	\$360,000	01-Apr-25
5/16-18 WALBUNDRY AVENUE FRANKSTON VIC 3199	\$335,000	15-May-25

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 6 months.

This Statement of Information was prepared on: 19 June 2025

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**4/187 BEACH STREET FRANKSTON
VIC 3199**

Sold Price

\$360,000

Sold Date

01-Apr-25



1



1



1

Distance

1.51km



**5/16-18 WALBUNDY AVENUE
FRANKSTON VIC 3199**

Sold Price

^{RS} **\$335,000**

Sold Date

15-May-25



1



1



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Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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