

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 GAYNOR COURT 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Frankston

Period-from

01 Jul 2024

to

30 Jun 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

7 GOMI COURT FRANKSTON VIC 3199	\$645,000	27-Mar-25
19 WOLSLEY AVENUE FRANKSTON VIC 3199	\$647,300	06-May-25
64 CARRAMAR DRIVE FRANKSTON VIC 3199	\$625,000	10-Jun-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: 14 July 2025

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7 GOMI COURT FRANKSTON VIC 3199

Sold Price

\$645,000

Sold Date

27-Mar-25

 3

 1

 1

Distance

1.36km



19 WOLSLEY AVENUE FRANKSTON VIC 3199

Sold Price

\$647,300

Sold Date

06-May-25

 3

 1

 1

Distance

0.78km



64 CARRAMAR DRIVE FRANKSTON VIC 3199

Sold Price

^{RS} **\$625,000**

Sold Date

10-Jun-25

 3

 1

 1

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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