

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 Gweno Avenue, Frankston Vic 3199

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$857,000

Property Type House

Suburb Frankston

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	43 Nolan St FRANKSTON 3199	\$1,065,000	03/07/2025
2	1/1 Bunangib Ct FRANKSTON SOUTH 3199	\$1,005,000	17/06/2025
3	74 Brighton St FRANKSTON SOUTH 3199	\$1,060,500	26/05/2025

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:

13/10/2025 15:59



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Property Type: House
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
September quarter 2025: \$857,000

Comparable Properties



43 Nolan St FRANKSTON 3199 (REI) Agent Comments

4 3 1

Price: \$1,065,000
Method: Private Sale
Date: 03/07/2025
Property Type: Townhouse (Single)
Land Size: 298 sqm approx



1/1 Bunangib Ct FRANKSTON SOUTH 3199 (REI/VG) Agent Comments

3 2 2

Price: \$1,005,000
Method: Private Sale
Date: 17/06/2025
Property Type: House
Land Size: 389 sqm approx



74 Brighton St FRANKSTON SOUTH 3199 (REI) Agent Comments

4 2 2

Price: \$1,060,500
Method: Private Sale
Date: 26/05/2025
Property Type: House
Land Size: 442 sqm approx

Account - RT Edgar Boroondara | P: 88882000