

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

6 GAVAN 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

\$770,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Frankston

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 JOHN STREET FRANKSTON VIC 3199	\$831,000	07-May-25
45 STANLEY STREET FRANKSTON VIC 3199	\$812,000	10-May-25
23 BURNS STREET FRANKSTON VIC 3199	\$782,000	08-Feb-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.~~

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Michael McClure

P 8781 3888

M 0403 736 761

E michael.mcclure@eview.com.au



4 JOHN STREET FRANKSTON VIC 3199

Sold Price

\$831,000

Sold Date

07-May-25

3

1

1

Distance

0.33km



45 STANLEY STREET FRANKSTON VIC 3199

Sold Price

\$812,000

Sold Date

10-May-25

3

2

2

Distance

0.51km



23 BURNS STREET FRANKSTON VIC 3199

Sold Price

\$782,000

Sold Date

08-Feb-25

3

1

2

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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