

## 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

7/56-58 GOULD STREET FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$870,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2024

to

30 Sep 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 3/108 FORTESCUE AVENUE SEAFORD VIC 3198 | \$895,000 | 08-Oct-25 |
| 69B YUILLE STREET FRANKSTON VIC 3199    | \$875,000 | 22-Aug-25 |
| 1/62 ARMSTRONGS ROAD SEAFORD VIC 3198   | \$880,000 | 20-Sep-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: 29 October 2025



## 3/108 FORTESCUE AVENUE SEAFORD VIC 3198

3 2 2

Sold Price

<sup>RS</sup>

**\$895,000**

Sold Date

**08-Oct-25**

Distance

**1.6km**



## 69B YUILLE STREET FRANKSTON VIC 3199

3 2 2

Sold Price

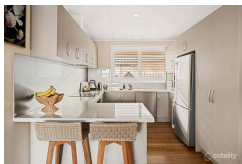
**\$875,000**

Sold Date

**22-Aug-25**

Distance

**2.71km**



## 1/62 ARMSTRONGS ROAD SEAFORD VIC 3198

3 2 2

Sold Price

<sup>RS</sup>

**\$880,000**

Sold Date

**20-Sep-25**

Distance

**4.46km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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