

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

8 COLIN AVENUE 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

\$840,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$803,000

Property type

House

Suburb

Frankston

Period-from

01 Jan 2025

to

31 Dec 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

| | | |
|---------------------------------------|-----------|-----------|
| 85 FRANK STREET FRANKSTON VIC 3199 | \$928,000 | 30-May-25 |
| 24 GOLCONDA AVENUE FRANKSTON VIC 3199 | \$925,000 | 06-Dec-25 |
| 16 COLIN AVENUE FRANKSTON VIC 3199 | \$920,000 | 11-Nov-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: 10 January 2026


**85 FRANK STREET FRANKSTON
VIC 3199**

 3
  2
  1

Sold Price

\$928,000

Sold Date **30-May-25**

Distance

1.18km

**24 GOLCONDA AVENUE
FRANKSTON VIC 3199**

 3
  1
  1

Sold Price

^{RS} **\$925,000**

Sold Date **06-Dec-25**

Distance

1.74km

**16 COLIN AVENUE FRANKSTON
VIC 3199**

 3
  2
  1

Sold Price

\$920,000

Sold Date **11-Nov-25**

Distance

0.07km
RS = Recent sale

UN = Undisclosed Sale

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