Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	18 Franzi Street, Guildford Vic 3451

Indicative selling price

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

Single price: $840,000

Median sale price

Median price: $715,000 Property Type: House Suburb: Guildford

Period - From: 09/09/2025 to: 08/09/2026 Source: Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	42 Yapeen School La YAPEEN 3451	$800,000	23/12/2025
2	23 Burgoyne St VAUGHAN 3451	$785,000	09/10/2025
3	17 Franzi St GUILDFORD 3451	$795,000	25/03/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 09/09/2026 12:00

18 Franzi Street, Guildford Vic 3451



4 2 2

Property Type: House
Land Size: 5367 sqm approx

Agent Comments

Indicative Selling Price
$840,000
Median House Price
09/09/2025 - 08/09/2026: $715,000

Comparable Properties



42 Yapeen School La YAPEEN 3451 (REI/VG)

2 1 1

Price: $800,000
Method: Private Sale
Date: 23/12/2025
Property Type: House (Res)
Land Size: 5974 sqm approx

Agent Comments



23 Burgoyne St VAUGHAN 3451 (REI/VG)

3 1 2

Price: $785,000
Method: Private Sale
Date: 09/10/2025
Property Type: House
Land Size: 788 sqm approx

Agent Comments



17 Franzi St GUILDFORD 3451 (REI/VG)

3 2 4

Price: $795,000
Method: Private Sale
Date: 25/03/2025
Property Type: House
Land Size: 4228 sqm approx

Agent Comments

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172

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