

## 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

10 GULLS WAY FRANKSTON SOUTH VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$3,500,000

&

\$3,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,153,500

Property type

House

Suburb

Frankston South

Period-from

01 Jul 2024

to

30 Jun 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

16 GULLS WAY FRANKSTON SOUTH VIC 3199	\$3,056,000	24-May-25
101 OLD MORNINGTON ROAD MOUNT ELIZA VIC 3930	\$3,325,000	15-Apr-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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**16 GULLS WAY FRANKSTON  
SOUTH VIC 3199**

4 3 2

Sold Price **\$3,056,000** Sold Date **24-May-25**

Distance **0.09km**



**101 OLD MORNINGTON ROAD  
MOUNT ELIZA VIC 3930**

5 4 6

Sold Price **\$3,325,000** Sold Date **15-Apr-25**

Distance **0.82km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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