

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

3 BIRCH GROVE 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

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 GAYNOR COURT FRANKSTON VIC 3199	\$680,000	25-Jul-25
8 ZARA COURT FRANKSTON VIC 3199	\$718,000	06-Jun-25
49 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$725,000	20-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.~~

This Statement of Information was prepared on: 19 August 2025



4 GAYNOR COURT FRANKSTON VIC 3199

 3  1  2

Sold Price ^{RS} **\$680,000** ^{UN} Sold Date **25-Jul-25**

Distance **0.22km**



8 ZARA COURT FRANKSTON VIC 3199

 3  1  1

Sold Price **\$718,000** Sold Date **06-Jun-25**

Distance **0.56km**



49 ASHLEIGH AVENUE FRANKSTON VIC 3199

 3  1  2

Sold Price **\$725,000** Sold Date **20-Feb-25**

Distance **0.92km**



282 SKYE ROAD FRANKSTON VIC 3199

 3  1  -

Sold Price ^{RS} **\$733,000** Sold Date **05-Jul-25**

Distance **0.63km**



6 GOLCONDA AVENUE FRANKSTON VIC 3199

 3  1  2

Sold Price ^{RS} **\$740,000** Sold Date **01-Aug-25**

Distance **0.68km**

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

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