

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 GUILDFORD CLOSE 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

House

Suburb

Frankston

Period-from

01 Apr 2025

to

31 Mar 2026

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

21 KENILWORTH AVENUE FRANKSTON VIC 3199	\$980,000	02-Apr-26
4 NAOMI COURT FRANKSTON VIC 3199	\$990,000	05-Feb-26
102 FRANCISCAN AVENUE FRANKSTON VIC 3199	\$1,000,000	24-Feb-26

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: 28 April 2026

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**21 KENILWORTH AVENUE
FRANKSTON VIC 3199**

 4  2  2

Sold Price

^{RS}

\$980,000

Sold Date

02-Apr-26

Distance

1.22km



**4 NAOMI COURT FRANKSTON VIC
3199**

 3  2  2

Sold Price

\$990,000

Sold Date

05-Feb-26

Distance

1.97km



**102 FRANCISCAN AVENUE
FRANKSTON VIC 3199**

 3  1  2

Sold Price

\$1,000,000

Sold Date

24-Feb-26

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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