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	4 Gweno Avenue, Frankston Vic 3199

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $857,000 Property Type House Suburb Frankston

Period - From 01/07/2025 to 30/09/2025 Source REIV

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 six 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	1/101 Fleetwood Cr FRANKSTON SOUTH 3199	$1,150,000	26/10/2025
2	1/139 Kars St FRANKSTON SOUTH 3199	$1,150,000	07/10/2025
3	43 Nolan St FRANKSTON 3199	$1,065,000	03/07/2025

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 six months.~~

This Statement of Information was prepared on: 28/11/2025 00:35

4 Gweno Avenue, Frankston Vic 3199

RT Edgar



3 2 3

Property Type: House
Land Size: 305 sqm sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
September quarter 2025: $857,000

Comparable Properties



1/101 Fleetwood Cr FRANKSTON SOUTH 3199 (REI)

4 2 2

Price: $1,150,000
Method: Private Sale
Date: 26/10/2025
Property Type: House (Res)

Agent Comments



1/139 Kars St FRANKSTON SOUTH 3199 (REI/VG)

3 2 4

Price: $1,150,000
Method: Private Sale
Date: 07/10/2025
Property Type: Townhouse (Single)
Land Size: 263 sqm approx

Agent Comments



43 Nolan St FRANKSTON 3199 (REI)

4 3 1

Price: $1,065,000
Method: Private Sale
Date: 03/07/2025
Property Type: Townhouse (Single)
Land Size: 298 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 88882000

REIV THE DIFFERENCE | propertydata.com.au

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