

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

3/23B GAIRLOCH DRIVE 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2025

to

30 Apr 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

1 JULIE COURT LANGWARRIN VIC 3910	\$789,000	30-Jun-21
25 WYNDEN DRIVE FRANKSTON VIC 3199	\$615,000	13-Feb-21

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: 20 May 2026


**1 JULIE COURT LANGWARRIN VIC
3910**

Sold Price

\$789,000

Sold Date

30-Jun-21
 3
  2
  -

Distance

6.36km

**25 WYNDEN DRIVE FRANKSTON
VIC 3199**

Sold Price

\$615,000

Sold Date

13-Feb-21
 3
  2
  -

Distance

2.13km

RS = Recent sale

UN = Undisclosed Sale

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