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	16 GULWA AVENUE 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	$650,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$815,000	Property type	House	Suburb	Frankston
Period-from	01 Mar 2025	to	28 Feb 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
16 BARWON AVENUE FRANKSTON VIC 3199	$760,000	24-Feb-26
3/42 MARGATE AVENUE FRANKSTON VIC 3199	$720,000	26-Feb-26
1C VALLEY ROAD FRANKSTON VIC 3199	$652,500	21-Jan-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: 03 March 2026

OBrien Real Estate

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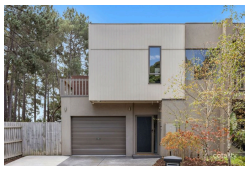

16 BARWON AVENUE FRANKSTON VIC 3199

2 2 1

Sold Price RS $760,000 Sold Date 24-Feb-26

Distance 0.15km

3/42 MARGATE AVENUE FRANKSTON VIC 3199

2 2 1

Sold Price RS $720,000 Sold Date 26-Feb-26

Distance 0.61km

1C VALLEY ROAD FRANKSTON VIC 3199

2 1 1

Sold Price RS $652,500 Sold Date 21-Jan-26

Distance 0.24km

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

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