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	10 MCMURTRY WAY 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	$875,000	&	$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$860,000	Property type	House	Suburb	Frankston
Period-from	01 Sep 2025	to	31 Aug 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
8 GUILDFORD CLOSE FRANKSTON VIC 3199	$895,000	26-Jun-26
14 LUKE COURT FRANKSTON SOUTH VIC 3199	$937,000	21-Aug-26
6 CHAMOUNI COURT FRANKSTON VIC 3199	$912,000	30-Jun-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: 07 September 2026

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8 GUILDFORD CLOSE FRANKSTON VIC 3199

5 2 2

Sold Price RS **$895,000** UN

Sold Date **26-Jun-26**

Distance **0.17km**

Notes from your agent

1 more bedroom. Same land size, location and condition.



14 LUKE COURT FRANKSTON SOUTH VIC 3199

3 2 2

Sold Price RS **$937,000**

Sold Date **21-Aug-26**

Distance **0.69km**

Notes from your agent

Same land size, location and condition, floor plan.



6 CHAMOUNI COURT FRANKSTON VIC 3199

3 2 2

Sold Price **$912,000**

Sold Date **30-Jun-26**

Distance **0.98km**

Notes from your agent

Bigger block, renovated but 1 less living space and 1 less bedroom

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

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