

## 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 LANTANA COURT FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$750,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$731,000

Property type

House

Suburb

Frankston

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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 CHAUCER AVENUE FRANKSTON VIC 3199	\$755,000	04-Dec-24
12 LUCERNE CRESCENT FRANKSTON VIC 3199	\$750,000	04-Feb-25

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: 05 March 2025

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**1 CHAUCER AVENUE FRANKSTON  
VIC 3199**

Sold Price

**\$755,000**Sold Date **04-Dec-24**

3



2



2

Distance

**0.7km****12 LUCERNE CRESCENT  
FRANKSTON VIC 3199**

Sold Price

<sup>RS</sup> **\$750,000**Sold Date **04-Feb-25**

3



2



2

Distance

**1.4km****RS** = Recent sale**UN** = Undisclosed Sale

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