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 Lipton Drive, Frankston Vic 3199

Indicative selling price

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

Range between $765,000 & $795,000

Median sale price

Median price $797,000 Property Type House Suburb Frankston

Period - From 01/10/2024 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	3 Pericoe St FRANKSTON 3199	$830,000	17/09/2025
2	5 Heathmont Cl FRANKSTON 3199	$840,000	08/09/2025
3			

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: 07/10/2025 19:41

16 Lipton Drive, Frankston Vic 3199



2 1 2

Rooms: 4
Property Type: House
Land Size: 626 sqm approx

Agent Comments

Indicative Selling Price
$765,000 - $795,000
Median House Price
Year ending September 2025: $797,000

Comparable Properties



3 Pericoe St FRANKSTON 3199 (REI)

3 1 2

Price: $830,000
Method: Private Sale
Date: 17/09/2025
Property Type: House (Res)
Land Size: 633 sqm approx

Agent Comments

5 Heathmont Cl FRANKSTON 3199 (REI)

- - -

Price: $840,000
Method: Private Sale
Date: 08/09/2025
Property Type: House (Res)

Agent Comments

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.

Account - Fosterfroling Real Estate | P: 03 9781 3366

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