

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

4/19-21 LARDNER ROAD 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2024

to

31 Aug 2025

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

4/11 SHAFTESBURY STREET FRANKSTON VIC 3199

\$580,000

09-Sep-25

1/6 NURSERY AVENUE FRANKSTON VIC 3199

\$590,000

15-Jul-25

2/3 BROOKLYN AVENUE FRANKSTON VIC 3199

\$620,000

24-Jun-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.~~

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**4/11 SHAFTESBURY STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price

^{RS}

\$580,000

Sold Date **09-Sep-25**

Distance **0.18km**



**1/6 NURSERY AVENUE
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$590,000

Sold Date **15-Jul-25**

Distance **0.9km**



**2/3 BROOKLYN AVENUE
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$620,000

Sold Date **24-Jun-25**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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