

## 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

86 LINDRUM ROAD 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

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Frankston

Period-from

01 Aug 2025

to

31 Jul 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 73 WANGARRA ROAD FRANKSTON VIC 3199 | \$755,500 | 27-Jun-26 |
| 80 LINDRUM ROAD FRANKSTON VIC 3199  | \$740,000 | 13-Jun-26 |
| 2 LOWAN COURT FRANKSTON VIC 3199    | \$750,000 | 20-Apr-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: 24 August 2026


**73 WANGARRA ROAD  
FRANKSTON VIC 3199**

3 - -

Sold Price

<sup>RS</sup>
**\$755,500**

Sold Date

**27-Jun-26**

Distance

**0.48km**

**80 LINDRUM ROAD FRANKSTON  
VIC 3199**

3 1 1

Sold Price

**\$740,000**

Sold Date

**13-Jun-26**

Distance

**0.05km**

**2 LOWAN COURT FRANKSTON VIC  
3199**

4 2 2

Sold Price

**\$750,000**

Sold Date

**20-Apr-26**

Distance

**1.17km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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