

## 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

92 LIPTON DRIVE 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

\$790,000

&amp;

\$869,000

## 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

8 RAPHAEL CRESCENT FRANKSTON VIC 3199

\$860,000

07-Jul-26

92 FRANKSTON-FLINDERS ROAD FRANKSTON VIC 3199

\$860,000

23-May-26

8 NARAMBI CRESCENT FRANKSTON VIC 3199

\$815,000

27-Jul-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.

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Michael McClure

P 8781 3888

M 0403 736 761

E michael.mcclure@eview.com.au

**8 RAPHAEL CRESCENT  
FRANKSTON VIC 3199**

3   1   1

Sold Price

RS

**\$860,000**

Sold Date

**07-Jul-26**

Distance

**1.12km****92 FRANKSTON-FLINDERS ROAD  
FRANKSTON VIC 3199**

3   2   2

Sold Price

**\$860,000**

Sold Date

**23-May-26**

Distance

**2.08km****8 NARAMBI CRESCENT  
FRANKSTON VIC 3199**

3   1   2

Sold Price

RS

**\$815,000**

Sold Date

**27-Jul-26**

Distance

**0.9km**

RS = Recent sale

UN = Undisclosed Sale

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