

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

1/3 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

\$645,500

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2025

to

30 Apr 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

3/7 LARDNER ROAD FRANKSTON VIC 3199	\$615,000	21-Nov-25
4/7 LARDNER ROAD FRANKSTON VIC 3199	\$620,000	05-Nov-25
2/15 LARDNER ROAD FRANKSTON VIC 3199	\$800,000	30-Jan-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: 11 May 2026


**3/7 LARDNER ROAD FRANKSTON
VIC 3199**

Sold Price

\$615,000

Sold Date

21-Nov-25
 2
  1
  1

Distance

0.04km

**4/7 LARDNER ROAD FRANKSTON
VIC 3199**

Sold Price

\$620,000

Sold Date

05-Nov-25
 2
  1
  1

Distance

0.04km

**2/15 LARDNER ROAD FRANKSTON
VIC 3199**

Sold Price

\$800,000

Sold Date

30-Jan-25
 3
  2
  2

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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