

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

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2025

to

28 Feb 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 |
| 2/15 LARDNER ROAD FRANKSTON VIC 3199 | \$800,000 | 30-Jan-25 |
| 2/18 LARDNER ROAD FRANKSTON VIC 3199 | \$805,000 | 08-May-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: 03 March 2026


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

Sold Price

\$615,000

Sold Date

21-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

**2/18 LARDNER ROAD FRANKSTON
VIC 3199**

Sold Price

\$805,000

Sold Date

08-May-25
 4
  3
  3

Distance

0.13km

**2/14 ST JOHNS AVENUE
FRANKSTON VIC 3199**

Sold Price

\$556,000

Sold Date

06-Feb-25
 2
  1
  2

Distance

0.17km

**50 FRANKSTON-FLINDERS ROAD
FRANKSTON VIC 3199**

Sold Price

\$750,000

Sold Date

20-Feb-25
 4
  2
  1

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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