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.~~

This Statement of Information was prepared on: 18 September 2025

OBrien Real Estate

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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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