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 Lehmann Crescent, Frankston North VIC 3200

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $500,000 & $550,000

Median sale price

Median price $594,000 Property Type House Suburb Frankston North

Period - From 25/09/2024 to 24/03/2025 Source core_logic

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
27 Aleppo Crescent Frankston North VIC 3200	$530,000	24/10/2024
13 Nodding Avenue Frankston North VIC 3200	$522,000	26/11/2024
3 Monterey Boulevard Frankston North VIC 3200	$535,000	17/01/2025

This Statement of Information was prepared on: 25/03/2025