

## 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 LOCHABER AVENUE FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Frankston

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 5 LOCHABER AVENUE FRANKSTON VIC 3199 | \$765,000 | 29-Oct-24 |
| 32 THE TROSSACHS FRANKSTON VIC 3199  | \$755,000 | 14-Nov-24 |
| 5 LEFEVRE COURT FRANKSTON VIC 3199   | \$810,000 | 18-Dec-24 |

OR

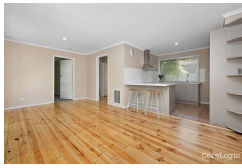
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 March 2025

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**5 LOCHABER AVENUE  
FRANKSTON VIC 3199**

 3  2  1

Sold Price

**\$765,000**

Sold Date

**29-Oct-24**

Distance

**0.04km**



**32 THE TROSSACHS FRANKSTON  
VIC 3199**

 3  2  2

Sold Price

**\$755,000**

Sold Date

**14-Nov-24**

Distance

**0.3km**



**5 LEFEVRE COURT FRANKSTON  
VIC 3199**

 3  2  2

Sold Price

**\$810,000**

Sold Date

**18-Dec-24**

Distance

**1.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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