

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

8 LEHMANN CRESCENT FRANKSTON NORTH VIC 3200

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

\$670,000

&

\$737,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Frankston North

Period-from

01 Sep 2025

to

31 Aug 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

6 BRUNNING CRESCENT FRANKSTON NORTH VIC 3200	\$720,000	31-Aug-26
7 ARMATA CRESCENT FRANKSTON NORTH VIC 3200	\$737,500	25-Aug-26
9 BOUVARDIA CRESCENT FRANKSTON NORTH VIC 3200	\$695,000	18-Aug-26

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: 07 September 2026



6 BRUNNING CRESCENT FRANKSTON NORTH VIC 3200

3 1 -

Sold Price

^{RS}

\$720,000

Sold Date

31-Aug-26

Distance

0.8km



7 ARMATA CRESCENT FRANKSTON NORTH VIC 3200

3 1 1

Sold Price

^{RS}

\$737,500

Sold Date

25-Aug-26

Distance

0.8km



9 BOUVARDIA CRESCENT FRANKSTON NORTH VIC 3200

3 1 -

Sold Price

^{RS}

\$695,000

Sold Date

18-Aug-26

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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