

## 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

20/95 ASHLEIGH AVENUE FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,250

Property type

Unit

Suburb

Frankston

Period-from

01 Jan 2024

to

31 Dec 2024

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

2/23 LEWIS STREET FRANKSTON VIC 3199	\$587,500	21-Oct-24
23/95 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$610,000	01-Dec-24
1/19-21 HILLCREST ROAD FRANKSTON VIC 3199	\$581,000	08-Oct-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: 06 January 2025

Rebecca Bassett

M 0402115585

E sales.frankston@obrienrealestate.com.au



**2/23 LEWIS STREET FRANKSTON  
VIC 3199**

 2  2  1

Sold Price

**\$587,500**

Sold Date

**21-Oct-24**

Distance

**1.56km**



**23/95 ASHLEIGH AVENUE  
FRANKSTON VIC 3199**

 3  1  1

Sold Price

<sup>RS</sup> **\$610,000**

Sold Date

**01-Dec-24**

Distance

**0.02km**



**1/19-21 HILLCREST ROAD  
FRANKSTON VIC 3199**

 3  1  2

Sold Price

**\$581,000**

Sold Date

**08-Oct-24**

Distance

**1.98km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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