

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

10/85 ASHLEIGH AVENUE 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 Oct 2024

to

30 Sep 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

36/85 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$575,000	15-Jul-25
11/44 FRANK STREET FRANKSTON VIC 3199	\$602,500	14-Aug-25
2/1A LEONARD STREET FRANKSTON VIC 3199	\$582,000	04-Jul-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: 06 October 2025

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**36/85 ASHLEIGH AVENUE
FRANKSTON VIC 3199**

 2  -  1

Sold Price

\$575,000

Sold Date

15-Jul-25

Distance

0km



**11/44 FRANK STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price

\$602,500

Sold Date

14-Aug-25

Distance

0.41km



**2/1A LEONARD STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$582,000

Sold Date

04-Jul-25

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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