

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

18/95 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

\$540,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2024

to

31 Aug 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

2/1A LEONARD STREET FRANKSTON VIC 3199	\$582,000	16-Jul-25
1/6 NURSERY AVENUE FRANKSTON VIC 3199	\$590,000	15-Jul-25
10/21-23 WILLIAMS STREET FRANKSTON VIC 3199	\$600,000	28-Jun-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: 05 September 2025

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

Sold Price

^{RS}
\$582,000

Sold Date

16-Jul-25

Distance

0.85km

**1/6 NURSERY AVENUE
FRANKSTON VIC 3199**
 2  1  1

Sold Price

\$590,000

Sold Date

15-Jul-25

Distance

1.11km

**10/21-23 WILLIAMS STREET
FRANKSTON VIC 3199**
 2  1  1

Sold Price

\$600,000

Sold Date

28-Jun-25

Distance

2.73km
RS = Recent sale

UN = Undisclosed Sale

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