

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

2 LEIGHTON COURT 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

\$720,000

&

\$792,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

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

56 LEONARD STREET FRANKSTON VIC 3199	\$770,000	11-Oct-25
2 LEY COURT FRANKSTON VIC 3199	\$755,000	15-Sep-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: 17 October 2025

Tia Milne

M 0433299925

E tia.milne@obrienrealestate.com.au



**56 LEONARD STREET FRANKSTON
VIC 3199**

Sold Price

^{RS}

\$770,000

Sold Date

11-Oct-25



3



1



3

Distance

0.98km



**2 LEY COURT FRANKSTON VIC
3199**

Sold Price

^{RS}

\$755,000

Sold Date

15-Sep-25



3



2



2

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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