

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Property offered for sale

Section 47AF of the Estate Agents Act 1980

Address - Suburb and Postcode

70 Ashleigh Avenue, Frankston, 3199

Land size approx.  
535 sqm

Indicative selling price For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

\$670,000

&

\$720,000

Median Price

\$740,000

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Corelogic

### Comparable property sales

These are the 6 properties sold within 2 kilometers of the property for sale in the last 12 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



1 KARINGAL DRIVE  
FRANKSTON 3199

3 1 1

Sold Price

\$675,000

Sold Date

01-Sep-24

Distance

0.55km

Land size approx. 529 sqm



4 GAYNOR COURT  
FRANKSTON 3199

3 1 2

Sold Price

\$680,000

Sold Date

25-Jul-25

Distance

0.83km

Land size approx. 578 sqm



72 ASHLEIGH AVENUE  
FRANKSTON 3199

2 1 1

Sold Price

\$685,000

Sold Date

12-May-25

Distance

0.02km

Land size approx. 535 sqm



4 BERWICK CLOSE  
FRANKSTON 3199

3 1 2

Sold Price

\$692,500

Sold Date

13-Mar-25

Distance

1.72km

Land size approx. 598 sqm



241 CRANBOURNE ROAD  
FRANKSTON 3199

3 1 1

Sold Price

\$705,000

Sold Date

13-Nov-24

Distance

1.52km

Land size approx. 566 sqm



49 ASHLEIGH AVENUE  
FRANKSTON 3199

3 1 2

Sold Price

\$725,000

Sold Date

20-Feb-25

Distance

0.48km

Land size approx. 537 sqm