

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

47/95 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2024

to

31 Mar 2025

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

23/95 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$610,000	20-Nov-24
29/95 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$622,500	24-Oct-24
3/95 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$575,000	24-Feb-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: 21 April 2025



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

3 1 1

Sold Price **\$610,000** Sold Date **20-Nov-24**

Distance **0km**



**29/95 ASHLEIGH AVENUE
FRANKSTON VIC 3199**

3 1 1

Sold Price **\$622,500** Sold Date **24-Oct-24**

Distance **0km**



**3/95 ASHLEIGH AVENUE
FRANKSTON VIC 3199**

4 1 1

Sold Price **\$575,000** Sold Date **24-Feb-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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