

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

9/85 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

\$575,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2025

to

31 Jan 2026

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

18/95 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$585,000	09-Sep-25
5/1A LEE STREET FRANKSTON VIC 3199	\$580,000	27-Jan-26
2/27 DEANE STREET FRANKSTON VIC 3199	\$600,000	27-Jan-26

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: 27 February 2026

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**18/95 ASHLEIGH AVENUE
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$585,000** Sold Date **09-Sep-25**

Distance **0.16km**



**5/1A LEE STREET FRANKSTON VIC
3199**

 2  1  1

Sold Price ^{RS} **\$580,000** Sold Date **27-Jan-26**

Distance **1.34km**



**2/27 DEANE STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price **\$600,000** Sold Date **27-Jan-26**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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