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

OBrien Real Estate

Tia Milne
M 0433299925
E tia.milne@obrienrealestate.com.au

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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