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	51/95 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	$600,000	&	$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$540,000	Property type	Unit	Suburb	Frankston
Period-from	01 Aug 2024	to	31 Jul 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
47/95 ASHLEIGH AVENUE FRANKSTON VIC 3199	$605,000	09-May-25
50/85 ASHLEIGH AVENUE FRANKSTON VIC 3199	$650,000	11-May-25
4/10 WINGHAM COURT FRANKSTON VIC 3199	$635,000	04-Aug-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: 18 August 2025

OBrien Real Estate

Tamara Abbott
P 0424809644
M 0424809644
E tamara.a@obrienrealestate.com.au



47/95 ASHLEIGH AVENUE FRANKSTON VIC 3199

3 1 2

Sold Price **$605,000** Sold Date **09-May-25**

Distance **0km**



50/85 ASHLEIGH AVENUE FRANKSTON VIC 3199

3 - 1

Sold Price **$650,000** Sold Date **11-May-25**

Distance **0.16km**



4/10 WINGHAM COURT FRANKSTON VIC 3199

3 1 2

Sold Price RS **$635,000** Sold Date **04-Aug-25**

Distance **0.42km**

RS = Recent sale **UN** = Undisclosed Sale

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