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	32/85 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	&	$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$577,500	Property type	Unit	Suburb	Frankston
Period-from	01 Mar 2025	to	28 Feb 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
6/95 ASHLEIGH AVENUE FRANKSTON VIC 3199	$570,500	23-Jun-25
18/95 ASHLEIGH AVENUE FRANKSTON VIC 3199	$585,000	09-Sep-25
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: 16 March 2026

OBrien Real Estate

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6/95 ASHLEIGH AVENUE FRANKSTON VIC 3199

2 1 1

Sold Price **$570,500** Sold Date **23-Jun-25**

Distance **0.16km**



18/95 ASHLEIGH AVENUE FRANKSTON VIC 3199

2 1 1

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

Distance **0.16km**



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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