

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

35/95 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

\$595,000

&

\$649,000

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

51/95 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$650,000	08-Sep-25
10/85 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$638,000	07-Nov-25
25/105 MCMAHONS ROAD FRANKSTON VIC 3199	\$645,000	08-Oct-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: 11 February 2026


**51/95 ASHLEIGH AVENUE
FRANKSTON VIC 3199**
 3  1  2

 Sold Price **\$650,000** Sold Date **08-Sep-25**

 Distance **0km**

**10/85 ASHLEIGH AVENUE
FRANKSTON VIC 3199**
 2  1  1

 Sold Price **\$638,000** Sold Date **07-Nov-25**

 Distance **0.16km**

**25/105 MCMAHONS ROAD
FRANKSTON VIC 3199**
 2  1  1

 Sold Price **\$645,000** Sold Date **08-Oct-25**

 Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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