

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

1 FOSSIL WAY FRASER RISE VIC 3336

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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Aug 2025

to

31 Jul 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

8 MERCURY AVENUE FRASER RISE VIC 3336	\$724,000	25-Feb-26
10 GRANITE CRESCENT FRASER RISE VIC 3336	\$720,000	05-Aug-26
26 THYME CRESCENT FRASER RISE VIC 3336	\$710,000	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: 13 August 2026



8 MERCURY AVENUE FRASER RISE VIC 3336 Sold Price **\$724,000** Sold Date **25-Feb-26**

 4  2  2

Distance **0.05km**



10 GRANITE CRESCENT FRASER RISE VIC 3336 Sold Price ^{RS} **\$720,000** Sold Date **05-Aug-26**

 4  2  2

Distance **0.12km**



26 THYME CRESCENT FRASER RISE VIC 3336 Sold Price **\$710,000** Sold Date **27-Jan-26**

 3  2  -

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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