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<br>Including suburb and postcode | 25 HOMAGE AVENUE 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 | $560,000 | & | $615,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $690,000 | Property type | House | Suburb | Fraser Rise |
| Period-from | 01 Jul 2025 | to | 30 Jun 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 |
|---|---|---|
| 10 SESAME STREET FRASER RISE VIC 3336 | $600,000 | 11-Feb-26 |
| 5 FRIENDSHIP PLACE FRASER RISE VIC 3336 | $567,500 | 27-Feb-26 |
| 12 TAWNY STREET FRASER RISE VIC 3336 | $565,000 | 16-Apr-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: 03 July 2026

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**10 SESAME STREET FRASER RISE VIC 3336**

3 2 -

Sold Price **$600,000** Sold Date **11-Feb-26**

Distance **0.88km**

**5 FRIENDSHIP PLACE FRASER RISE VIC 3336**

3 2 1

Sold Price **$567,500** Sold Date **27-Feb-26**

Distance **0.56km**

**12 TAWNY STREET FRASER RISE VIC 3336**

3 - -

Sold Price **$565,000** Sold Date **16-Apr-26**

Distance **1.45km**

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

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