

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

31 WILDERNESS ROAD 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

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$361,000

Property type

Land

Suburb

Fraser Rise

Period-from

01 Apr 2025

to

31 Mar 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

43 HOMEBUSH ESPLANE FRASER RISE VIC 3336	\$412,500	16-Sep-25
16 WILDCHERRY STREET FRASER RISE VIC 3336	\$415,000	21-Oct-24
35 HOMEBUSH ESPLANE FRASER RISE VIC 3336	\$412,500	11-Dec-24

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: 10 April 2026


**43 HOMEBUSH ESPLANADE
FRASER RISE VIC 3336**
 4  2  2

Sold Price

\$412,500

Sold Date

16-Sep-25

Distance

0.39km

**16 WILDCHERRY STREET FRASER
RISE VIC 3336**
 4  2  2

Sold Price

\$415,000

Sold Date

21-Oct-24

Distance

0.37km

**35 HOMEBUSH ESPLANADE
FRASER RISE VIC 3336**
 -  -  -

Sold Price

\$412,500

Sold Date

11-Dec-24

Distance

0.34km
RS = Recent sale

UN = Undisclosed Sale

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