

## 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

33 PROGRESS DRIVE FRASER RISE VIC 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$693,000

Property type

House

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

8 FAIRMONT CRESCENT FRASER RISE VIC 3336	\$620,000	10-Nov-25
1 BOHR WALK FRASER RISE VIC 3336	\$585,000	29-Jan-26
3 PIENZA ROAD FRASER RISE VIC 3336	\$650,000	20-Nov-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: 28 April 2026


**8 FAIRMONT CRESCENT FRASER RISE VIC 3336**
 3  2  2

Sold Price

**\$620,000**

Sold Date

**10-Nov-25**

Distance

**0.07km**

**1 BOHR WALK FRASER RISE VIC 3336**
 3  2  2

Sold Price

**\$585,000**

Sold Date

**29-Jan-26**

Distance

**0.62km**

**3 PIENZA ROAD FRASER RISE VIC 3336**
 3  2  1

Sold Price

**\$650,000**

Sold Date

**20-Nov-25**

Distance

**1.23km**

RS = Recent sale

UN = Undisclosed Sale

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