

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	39 Lavant Road Fraser Rise, 3336
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Single price	\$700,000
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Median sale price

Median price	\$698,000	Property Type	HOUSE	Suburb	FRASER RISE
Period - From	01-Aug-2025	to	31-Jul-2026	Source	realestate.com.au

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
1	10 CARO WAY, FRASER RISE 3336	\$710,000	18-Aug-2026
2	25 CATCHMENT DR, FRASER RISE 3336	\$700,000	28-May-2026
3	12 Devonia Avenue, Fraser Rise, VIC 3336	\$712,500	29-Nov-2025

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