

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

46 Marigold Drive, Fraser Rise, VIC 3336

Indicative selling price

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

Price Range

\$700,000

&

\$750,000

Median sale price

Median price

\$693,000

Property Type

House

Suburb

Fraser Rise (3336)

Period - From

01/07/2025

to

30/06/2026

Source

www.realestate.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
12 DIMITRI STREET, FRASER RISE VIC 3336	\$735,000	13/06/2026
8 ANNECY BOULEVARD, FRASER RISE VIC 3336	\$730,000	01/07/2026
44 TWAIN WAY, FRASER RISE VIC 3336	\$700,000	11/06/2026

This Statement of Information was prepared on:

03/07/2026