

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

5 CONCORDE 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

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Mar 2025

to

28 Feb 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

3 LUXOR DRIVE FRASER RISE VIC 3336	\$785,000	01-Aug-25
52 GALVESTON AVENUE FRASER RISE VIC 3336	\$785,000	26-Nov-25
23 MANDALAY PARADE FRASER RISE VIC 3336	\$815,000	30-Apr-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: 03 March 2026



3 LUXOR DRIVE FRASER RISE VIC 3336

 3  2  2

Sold Price

\$785,000

Sold Date **01-Aug-25**

Distance **0.02km**



52 GALVESTON AVENUE FRASER RISE VIC 3336

 4  2  -

Sold Price

Sold Date **26-Nov-25**

Distance **0.21km**



23 MANDALAY PARADE FRASER RISE VIC 3336

 4  2  2

Sold Price

\$815,000

Sold Date **30-Apr-25**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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