

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

9 CAPRISE 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

\$1,100,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Jul 2025

to

30 Jun 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 HIGGINS STREET FRASER RISE VIC 3336	\$1,120,000	23-Feb-26
53 ENTERPRISE CIRCUIT FRASER RISE VIC 3336	\$1,100,000	06-May-26

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 July 2026


**43 HIGGINS STREET FRASER RISE
VIC 3336**

Sold Price

\$1,120,000

Sold Date

23-Feb-26


4



2



2

Distance

2.15km

**53 ENTERPRISE CIRCUIT FRASER
RISE VIC 3336**

Sold Price

\$1,100,000

Sold Date

06-May-26


4



2



3

Distance

2.89km
RS = Recent sale

UN = Undisclosed Sale

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