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 KENNEDY DRIVE 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	$960,000	&	$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$675,000	Property type	House	Suburb	Fraser Rise
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Corelogic

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
89 ROWLING STREET FRASER RISE VIC 3336	$1,050,000	20-Jun-25
61 PEAR PARADE FRASER RISE VIC 3336	$1,040,000	08-Jul-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: 11 July 2025

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89 ROWLING STREET FRASER RISE VIC 3336

5 2 5

Sold Price RS **$1,050,000** Sold Date **20-Jun-25**

Distance **0.6km**



61 PEAR PARADE FRASER RISE VIC 3336

5 3 2

Sold Price RS **$1,040,000** Sold Date **08-Jul-25**

Distance **1.13km**

RS = Recent sale **UN** = Undisclosed Sale

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