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	6 FOX STREET 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	$559,000	&	$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$679,000	Property type	House	Suburb	Fraser Rise
Period-from	01 Aug 2024	to	31 Jul 2025	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
11 WATERFERN STREET FRASER RISE VIC 3336	$599,000	24-Jun-25
39 CHERISH STREET FRASER RISE VIC 3336	$586,000	09-Mar-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: 26 August 2025

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11 WATERFERN STREET FRASER RISE VIC 3336

4 2 1

Sold Price **$599,000** Sold Date **24-Jun-25**

Distance **1.58km**



39 CHERISH STREET FRASER RISE VIC 3336

4 2 1

Sold Price **$586,000** Sold Date **09-Mar-25**

Distance **1.28km**

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

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