

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

3 CANOBIE 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

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,750

Property type

House

Suburb

Fraser Rise

Period-from

01 Dec 2024

to

30 Nov 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

2 STRICTA CIRCUIT FRASER RISE VIC 3336	\$735,000	08-Aug-25
9 ASSISI STREET FRASER RISE VIC 3336	\$750,000	03-Sep-25
34 STRONG VIEW FRASER RISE VIC 3336	\$750,000	16-Sep-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: 12 December 2025



**2 STRICTA CIRCUIT FRASER RISE
VIC 3336**

 4  3  2

Sold Price

\$735,000

Sold Date **08-Aug-25**

Distance **0.98km**



**9 ASSISI STREET FRASER RISE VIC
3336**

 3  2  2

Sold Price

\$750,000

Sold Date **03-Sep-25**

Distance **0.44km**



**34 STRONG VIEW FRASER RISE
VIC 3336**

 4  2  2

Sold Price

Sold Date **16-Sep-25**

Distance **1.8km**

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

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