

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

153 CITY VISTA COURT 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Sep 2025

to

31 Aug 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

21 ECLIPSE AVENUE FRASER RISE VIC 3336	\$810,000	02-Sep-26
3 BOYD LANE FRASER RISE VIC 3336	\$817,500	20-Jun-26
63 MODENA ROAD FRASER RISE VIC 3336	\$825,000	26-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.~~

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**21 ECLIPSE AVENUE FRASER RISE
VIC 3336**

Sold Price

^{RS} **\$810,000** Sold Date **02-Sep-26**

 4  2  2

Distance **0.44km**



**3 BOYD LANE FRASER RISE VIC
3336**

Sold Price

\$817,500 Sold Date **20-Jun-26**

 4  2  2

Distance **0.75km**



**63 MODENA ROAD FRASER RISE
VIC 3336**

Sold Price

\$825,000 Sold Date **26-May-26**

 4  2  2

Distance **1.81km**

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

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