

## 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

1905/81 PEAR PARADE FRASER RISE VIC 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$525,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$372,500

Property type

Land

Suburb

Fraser Rise

Period-from

01 Mar 2024

to

28 Feb 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

20 IVAN WAY FRASER RISE VIC 3336

\$500,000

18-Feb-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: 18 March 2025



**20 IVAN WAY FRASER RISE VIC  
3336**

Sold Price

<sup>RS</sup>

**\$500,000**

Sold Date

**18-Feb-25**



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Distance

**0.81km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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