

## 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

100 CITY VISTA COURT FRASER RISE VIC 3336

### Indicative selling price

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

Single Price

or range  
between

\$720,000

&

\$750,000

### 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

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 16 JOUST WAY FRASER RISE VIC 3336       | \$750,000 | 20-May-25 |
| 23 NOPAL BOULEVARD FRASER RISE VIC 3336 | \$750,000 | 10-May-25 |
| 4 OPULENCE AVENUE FRASER RISE VIC 3336  | \$750,000 | 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: 29 July 2025


**16 JOUST WAY FRASER RISE VIC 3336**

Sold Price

**\$750,000**

Sold Date **20-May-25**
 4  2  2

Distance **1.11km**

**23 NOPAL BOULEVARD FRASER RISE VIC 3336**

Sold Price

Sold Date **10-May-25**
 4  2  2

Distance **1.86km**

**4 OPULENCE AVENUE FRASER RISE VIC 3336**

Sold Price

Sold Date **18-Feb-25**
 4  2  2

Distance **2.1km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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