

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

11 STRONG VIEW 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

\$390,000

&

\$420,000

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

12 QUEST DRIVE FRASER RISE VIC 3336	\$410,000	16-Aug-25
42 KENNEDY DRIVE FRASER RISE VIC 3336	\$416,900	26-Aug-25
11 ANGELICA CIRCUIT FRASER RISE VIC 3336	\$436,900	10-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: 11 December 2025

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12 QUEST DRIVE FRASER RISE VIC 3336

Sold Price

\$410,000

Sold Date

16-Aug-25



-



-



-

Distance

0.72km



42 KENNEDY DRIVE FRASER RISE VIC 3336

Sold Price

\$416,900

Sold Date

26-Aug-25



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Distance

1.39km



11 ANGELICA CIRCUIT FRASER RISE VIC 3336

Sold Price

\$436,900

Sold Date

10-Sep-25



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Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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