

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

2 EMILIA CIRCUIT 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

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Oct 2024

to

30 Sep 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

38 LAVANT ROAD FRASER RISE VIC 3336	\$750,000	02-Oct-25
65 MARYANNE WAY FRASER RISE VIC 3336	\$765,000	09-Oct-25
13 SHIRAZ AVENUE FRASER RISE VIC 3336	\$735,000	13-Oct-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: 31 October 2025


**38 LAVANT ROAD FRASER RISE
VIC 3336**

Sold Price

^{RS}
\$750,000

Sold Date

02-Oct-25


4



2



2

Distance

1.4km

**65 MARYANNE WAY FRASER RISE
VIC 3336**

Sold Price

^{RS}
\$765,000

Sold Date

09-Oct-25


4



2



2

Distance

0.5km

**13 SHIRAZ AVENUE FRASER RISE
VIC 3336**

Sold Price

^{RS}
\$735,000

Sold Date

13-Oct-25


4



2



2

Distance

1.4km
RS = Recent sale

UN = Undisclosed Sale

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