

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

22 WHITBY 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

\$585,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Sep 2024

to

31 Aug 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

10 FALSTAFF STREET FRASER RISE VIC 3336	\$632,500	06-Sep-25
104 MAMIC BOULEVARD FRASER RISE VIC 3336	\$630,000	11-Sep-25
22 PRUNUS CRESCENT FRASER RISE VIC 3336	\$625,000	25-Aug-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: 24 September 2025



**10 FALSTAFF STREET FRASER
RISE VIC 3336**

 4  2  2

Sold Price

^{RS}

\$632,500

Sold Date

06-Sep-25

Distance

0km



**104 MAMIC BOULEVARD FRASER
RISE VIC 3336**

 3  2  2

Sold Price

^{RS}

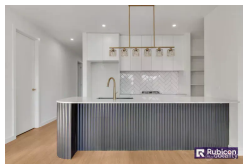
\$630,000

Sold Date

11-Sep-25

Distance

1.77km



**22 PRUNUS CRESCENT FRASER
RISE VIC 3336**

 4  2  2

Sold Price

^{RS}

\$625,000

Sold Date

25-Aug-25

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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