

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

23 QUADRANT DRIVE 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$362,500

Property type

Land

Suburb

Fraser Rise

Period-from

01 May 2025

to

30 Apr 2026

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

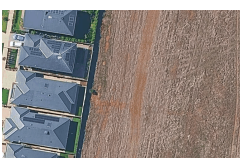
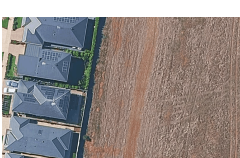
Date of sale

12 SKYROS ROAD FRASER RISE VIC 3336	\$420,000	01-May-26
17 ARD AVENUE DEANSIDE VIC 3336	\$462,000	25-Nov-25
74 KIDD STREET DEANSIDE VIC 3336	\$530,000	26-Jul-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 May 2026

	12 SKYROS ROAD FRASER RISE VIC 3336  -  -  - Distance1.08km	Sold Price RS \$420,000 Sold Date01-May-26
	17 ARD AVENUE DEANSIDE VIC 3336  -  -  - Distance0.53km	Sold Price \$462,000 Sold Date25-Nov-25
	74 KIDD STREET DEANSIDE VIC 3336  -  -  - Distance0.59km	Sold Price \$530,000 Sold Date26-Jul-25
	72 KIDD STREET DEANSIDE VIC 3336  -  -  - Distance0.58km	Sold Price \$460,000 Sold Date11-Mar-25
	19 ARD AVENUE DEANSIDE VIC 3336  -  -  - Distance0.52km	Sold Price \$458,000 Sold Date10-Feb-26

RS = Recent sale

UN = Undisclosed Sale

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