

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

25 ANNA ROAD 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

\$699,000

&

\$749,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

35 WALKSIDE BOULEVARD FRASER RISE VIC 3336	\$713,500	23-Dec-24
10 SIENNA AVENUE FRASER RISE VIC 3336	\$740,000	17-Dec-24
6 COTTESMORE STREET FRASER RISE VIC 3336	\$700,000	07-Nov-24

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.~~

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**35 WALKSIDE BOULEVARD
FRASER RISE VIC 3336**

4 2 2

Sold Price **\$713,500** Sold Date **23-Dec-24**

Distance **0.11km**



**10 SIENNA AVENUE FRASER RISE
VIC 3336**

4 3 2

Sold Price **\$740,000** Sold Date **17-Dec-24**

Distance **0.34km**



**6 COTTESMORE STREET FRASER
RISE VIC 3336**

4 2 2

Sold Price **\$700,000** Sold Date **07-Nov-24**

Distance **1.65km**

RS = Recent sale UN = Undisclosed Sale

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