

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

31 FRASER STREET WIMBLEDON HEIGHTS VIC 3922

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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Wimbledon Heights

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 five kilometres of the property for sale in the last 18 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

2 HALLWAY DRIVE WIMBLEDON HEIGHTS VIC 3922	\$530,000	08-Jan-25
13 DIANE CRESCENT WIMBLEDON HEIGHTS VIC 3922	\$517,500	12-Dec-24
28 LANSELL ROAD COWES VIC 3922	\$560,000	19-Jun-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 29 April 2025


2 HALLWAY DRIVE WIMBLEDON HEIGHTS VIC 3922
 3  1  2

Sold Price

\$530,000

Sold Date

08-Jan-25

Distance

0.08km

13 DIANE CRESCENT WIMBLEDON HEIGHTS VIC 3922
 3  1  -

Sold Price

^{RS} **\$517,500**

Sold Date

12-Dec-24

Distance

0.2km

28 LANSELL ROAD COWES VIC 3922
 3  1  5

Sold Price

\$560,000

Sold Date

19-Jun-24

Distance

2.09km

RS = Recent sale

UN = Undisclosed Sale

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