

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

4 BALDWIN 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Other

Suburb

Fraser Rise

Period-from

01 Jan 2025

to

31 Dec 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

3 PRUNUS CRESCENT FRASER RISE VIC 3336	\$700,000	01-Sep-25
14 PRUNUS CRESCENT FRASER RISE VIC 3336	\$685,000	08-Nov-25
5 NIGHTINGALE STREET FRASER RISE VIC 3336	\$700,000	08-Nov-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: 09 January 2026



3 PRUNUS CRESCENT FRASER RISE VIC 3336

 4
  2
  -

Sold Price **\$700,000** Sold Date **01-Sep-25**

Distance **0.74km**

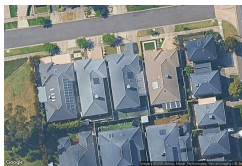


14 PRUNUS CRESCENT FRASER RISE VIC 3336

 4
  2
  2

Sold Price **\$685,000** Sold Date **08-Nov-25**

Distance **0.7km**



5 NIGHTINGALE STREET FRASER RISE VIC 3336

 3
  2
  2

Sold Price **\$700,000** Sold Date **08-Nov-25**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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