

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 SHERRY 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Oct 2024

to

30 Sep 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

9 ASSISI STREET FRASER RISE VIC 3336	\$750,000	19-Sep-25
38 LAVANT ROAD FRASER RISE VIC 3336	\$750,000	02-Oct-25
65 MARYANNE WAY FRASER RISE VIC 3336	\$765,000	09-Oct-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: 15 October 2025


9 ASSISI STREET FRASER RISE VIC 3336

Sold Price

^{RS}
\$750,000

Sold Date

19-Sep-25


Distance

0.67km

38 LAVANT ROAD FRASER RISE VIC 3336

Sold Price

Sold Date

02-Oct-25


Distance

0.72km

65 MARYANNE WAY FRASER RISE VIC 3336

Sold Price

^{RS}
\$765,000

Sold Date

09-Oct-25


Distance

1.36km
RS = Recent sale

UN = Undisclosed Sale

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