

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

6 FOX STREET 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

\$559,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$679,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Aug 2024

to

31 Jul 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

11 WATERFERN STREET FRASER RISE VIC 3336	\$599,000	24-Jun-25
39 CHERISH STREET FRASER RISE VIC 3336	\$586,000	09-Mar-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.

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**11 WATERFERN STREET FRASER
RISE VIC 3336**

 4  2  1

Sold Price

\$599,000

Sold Date

24-Jun-25

Distance

1.58km



**39 CHERISH STREET FRASER RISE
VIC 3336**

 4  2  1

Sold Price

\$586,000

Sold Date

09-Mar-25

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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