

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

67 Enterprise Circuit, Fraser Rise Vic 3336

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$680,000

&

\$740,000

Median sale price

Median price

\$709,000

Property Type

House

Suburb

Fraser Rise

Period - From

01/10/2024

to

30/09/2025

Source

REIV

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 six 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
1	56 Royale Dr FRASER RISE 3336	\$685,000	13/09/2025
2	29 Stevo Way FRASER RISE 3336	\$738,500	09/08/2025
3	21 Krateron St FRASER RISE 3336	\$715,000	31/07/2025

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 six months.~~

This Statement of Information was prepared on:

08/10/2025 16:20



 3  2  2

Property Type:
Land Size: 418 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$740,000
Median House Price
Year ending September 2025: \$709,000

Comparable Properties



56 Royale Dr FRASER RISE 3336 (REI)

Agent Comments

 4  2  1

Price: \$685,000
Method: Auction Sale
Date: 13/09/2025
Rooms: 6
Property Type: House (Res)
Land Size: 321 sqm approx



29 Stevo Way FRASER RISE 3336 (REI/VG)

Agent Comments

 3  2  2

Price: \$738,500
Method: Private Sale
Date: 09/08/2025
Rooms: 6
Property Type: House (Res)
Land Size: 351 sqm approx



21 Krateron St FRASER RISE 3336 (REI/VG)

Agent Comments

 4  2  2

Price: \$715,000
Method: Private Sale
Date: 31/07/2025
Property Type: House
Land Size: 392 sqm approx