

## 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

7 DOLCETTO WAY FRASER RISE VIC 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$692,750

Property type

House

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

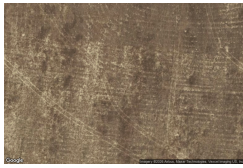
Date of sale

1 GLORIOUS WALK FRASER RISE VIC 3336	\$430,000	07-Aug-25
122 MAMIC BOULEVARD FRASER RISE VIC 3336	\$439,900	22-Jul-25
4 SPRINT ROAD FRASER RISE VIC 3336	\$436,000	05-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.~~

This Statement of Information was prepared on: 06 January 2026


**1 GLORIOUS WALK FRASER RISE  
VIC 3336**
 4  2  -

Sold Price

**\$430,000**

 Sold Date **07-Aug-25**

 Distance **0.44km**

**122 MAMIC BOULEVARD FRASER  
RISE VIC 3336**
 3  2  2

Sold Price

**\$439,900**

 Sold Date **22-Jul-25**

 Distance **1.57km**

**4 SPRINT ROAD FRASER RISE VIC  
3336**
 4  2  -

Sold Price

**\$436,000**

 Sold Date **05-Mar-25**

 Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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