

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 FOSSIL WAY 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

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Land

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

| | | |
|--|-----------|-----------|
| 7 NORWICH PATH FRASER RISE VIC 3336 | \$259,550 | 08-Apr-25 |
| 12 CHAMPION WALK FRASER RISE VIC 3336 | \$222,500 | 02-Jun-25 |
| 30 MERCURY AVENUE FRASER RISE VIC 3336 | \$253,970 | 14-Jun-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: 07 October 2025


**7 NORWICH PATH FRASER RISE
VIC 3336**

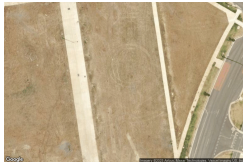
Sold Price

\$259,550

Sold Date

08-Apr-25
 -  -  -

Distance

1.91km

**12 CHAMPION WALK FRASER RISE
VIC 3336**

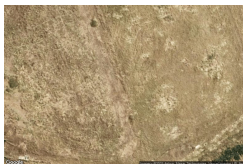
Sold Price

\$222,500

Sold Date

02-Jun-25
 -  -  -

Distance

1.97km

**30 MERCURY AVENUE FRASER
RISE VIC 3336**

Sold Price

\$253,970

Sold Date

14-Jun-25
 -  -  -

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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