# 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 Raindrop Circuit, Fraser Rise, Vic 3336	Including suburb and
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# Indicative selling price

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

range between \$830,000 & \$860,000

## Median sale price

Median price		\$690,000	Property typ	e House		Suburb	Fraser Rise
Period - From	01/10/2024	to	30/09/2025	Source	Prop1	<b>Frack</b>	

## 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
83 Pear Parade, Fraser Rise, VIC 3336	\$835,000	29/05/2025
119 Enterprise Circuit, Fraser Rise, VIC 3336	\$850,000	04/08/2025
44 Orbis Avenue, Fraser Rise, VIC 3336	\$845,000	17/05/2025

## 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:	22/10/2025

