

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 Sotterra Walk, Fraser Rise, VIC 3336

Indicative selling price

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

Price Range

\$530,000

&

\$570,000

Median sale price

Median price

\$567,000

Property Type

Townhouse

Suburb

Fraser Rise (3336)

Period - From

14/11/2024

to

13/11/2025

Source

Cotality

Comparable property sales

A These are two 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
14 PISA STREET, FRASER RISE VIC 3336	\$530,000	29/08/2025
49 CETONA STREET, FRASER RISE VIC 3336	\$600,000	24/07/2025

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:

13/11/2025