

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

8 ERIN DRIVE 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

\$629,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$679,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Aug 2024

to

31 Jul 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

9 WILDERNESS ROAD FRASER RISE VIC 3336	\$645,000	10-Mar-25
3 PHOENIX GROVE FRASER RISE VIC 3336	\$640,000	12-May-25
7 BALDWIN ROAD FRASER RISE VIC 3336	\$637,500	18-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: 21 August 2025



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**9 WILDERNESS ROAD FRASER
RISE VIC 3336**

- - -

Sold Price

\$645,000

Sold Date

10-Mar-25

Distance

1.59km



**3 PHOENIX GROVE FRASER RISE
VIC 3336**

3 2 1

Sold Price

\$640,000

Sold Date

12-May-25

Distance

2.38km



**7 BALDWIN ROAD FRASER RISE
VIC 3336**

3 2 2

Sold Price

\$637,500

Sold Date

18-Mar-25

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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