

## 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

9 KENNEDY DRIVE FRASER RISE VIC 3336

### Indicative selling price

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

Single Price

or range  
between

\$960,000

&

\$1,020,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

89 ROWLING STREET FRASER RISE VIC 3336	\$1,050,000	20-Jun-25
61 PEAR PARADE FRASER RISE VIC 3336	\$1,040,000	08-Jul-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: 11 July 2025

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E [ajones@barryplant.com.au](mailto:ajones@barryplant.com.au)**89 ROWLING STREET FRASER  
RISE VIC 3336** 5  2  5Sold Price <sup>RS</sup> **\$1,050,000** Sold Date **20-Jun-25**Distance **0.6km****61 PEAR PARADE FRASER RISE VIC  
3336** 5  3  2Sold Price <sup>RS</sup> **\$1,040,000** Sold Date **08-Jul-25**Distance **1.13km****RS** = Recent sale**UN** = Undisclosed Sale

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