

## 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 MIRO WAY 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

\$720,000

&

\$780,000

### 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 14 JARDINE DRIVE FRASER RISE VIC 3336    | \$770,000 | 23-Jun-25 |
| 20 GALVESTON AVENUE FRASER RISE VIC 3336 | \$760,000 | 28-Apr-25 |
| 7 GORDES STREET FRASER RISE VIC 3336     | \$757,000 | 01-May-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: 14 August 2025

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**14 JARDINE DRIVE FRASER RISE  
VIC 3336**

 4  2  2

Sold Price

<sup>RS</sup>

**\$770,000**

Sold Date

**23-Jun-25**

Distance

**1.24km**



**20 GALVESTON AVENUE FRASER  
RISE VIC 3336**

 4  2  2

Sold Price

**\$760,000**

Sold Date

**28-Apr-25**

Distance

**0.63km**



**7 GORDES STREET FRASER RISE  
VIC 3336**

 4  2  2

Sold Price

**\$757,000**

Sold Date

**01-May-25**

Distance

**0.91km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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