

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

3 HILLGATE GROVE 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

\$800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$372,500

Property type

Land

Suburb

Fraser Rise

Period-from

01 Jun 2024

to

31 May 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

83 PEAR PARADE FRASER RISE VIC 3336	\$835,000	16-Jun-25
20 RUTHERFORD AVENUE FRASER RISE VIC 3336	\$746,000	10-Apr-25
23 MANDALAY PARADE FRASER RISE VIC 3336	\$815,000	20-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: 25 June 2025



83 PEAR PARADE FRASER RISE VIC 3336

 4  2  2

Sold Price

^{RS} **\$835,000**

Sold Date

16-Jun-25

Distance

1.73km



20 RUTHERFORD AVENUE FRASER RISE VIC 3336

 4  2  2

Sold Price

^{RS} **\$746,000**

Sold Date

10-Apr-25

Distance

2.48km



23 MANDALAY PARADE FRASER RISE VIC 3336

 4  2  2

Sold Price

^{RS} **\$815,000**

Sold Date

20-May-25

Distance

3.8km

RS = Recent sale

UN = Undisclosed Sale

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