

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 ALDRED STREET 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

\$360,000

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

8 COTTESMORE STREET FRASER RISE VIC 3336	\$350,000	03-Mar-25
13 ALDGATE STREET FRASER RISE VIC 3336	\$338,000	15-Apr-25
15 GEC BOULEVARD FRASER RISE VIC 3336	\$365,000	25-Feb-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: 12 June 2025

AREA SPECIALIST

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8 COTTESMORE STREET FRASER RISE VIC 3336

Sold Price **\$350,000** Sold Date **03-Mar-25**

RS - UN -

Distance **0.11km**



13 ALDGATE STREET FRASER RISE VIC 3336

Sold Price **\$338,000** Sold Date **15-Apr-25**

RS - UN -

Distance **0.35km**



15 GEC BOULEVARD FRASER RISE VIC 3336

Sold Price **\$365,000** Sold Date **25-Feb-25**

RS - UN -

Distance **1.59km**

RS = Recent sale UN = Undisclosed Sale

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