Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2 Bobbin Street Fraser Rise, 3336

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$769,000 & $799,000

Median sale price

Median price	$697,500	Property Type	HOUSE	Suburb	FRASER RISE 3336
Period - From	01-May-2025	to	10-May-2025	Source	Realestate.com

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	119 Enterprise Circuit, Fraser Rise, Vic 3336	$850,000	04-Aug-2025
2	3 Luxor Drive, Fraser Rise, Vic 3336	$785,000	04-Aug-2025
3	19 Lunar Way, Fraser Rise, Vic 3336	$815,000	17-Apr-2025

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