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	4 AUDEN LANE 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~~		or range between	$770,000	&	$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$690,000	Property type	House	Suburb	Fraser Rise
Period-from	01 Oct 2024	to	30 Sep 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
22 COURTENAY PROMENADE FRASER RISE VIC 3336	$777,000	18-Sep-25
83 PEAR PARADE FRASER RISE VIC 3336	$835,000	29-May-25
121 CITY VISTA COURT FRASER RISE VIC 3336	$806,000	27-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: 21 October 2025

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22 COURTENAY PROMENADE FRASER RISE VIC 3336

4 2 2

Sold Price RS $777,000 Sold Date 18-Sep-25

Distance 1.55km



83 PEAR PARADE FRASER RISE VIC 3336

4 2 2

Sold Price $835,000 Sold Date 29-May-25

Distance 1.56km



121 CITY VISTA COURT FRASER RISE VIC 3336

4 2 2

Sold Price $806,000 Sold Date 27-Jul-25

Distance 1.62km

RS = Recent sale **UN** = Undisclosed Sale

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