

## 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

11 LUMBERJACK DRIVE FRASER RISE VIC 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$425,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$686,000

Property type

House

Suburb

Fraser Rise

Period-from

01 May 2025

to

30 Apr 2026

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

6 STONECUTTER LOOP FRASER RISE VIC 3336	\$425,000	16-Apr-26
43 WILDLIFE CIRCUIT FRASER RISE VIC 3336	\$430,000	18-Dec-25
151 SARIC STREET FRASER RISE VIC 3336	\$424,000	03-Feb-26

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: 11 May 2026

Paul Tsigeridis  
M 0421336633  
E michael@hunterfrench.com.au



**6 STONECUTTER LOOP FRASER RISE VIC 3336**

Sold Price <sup>RS</sup> **\$425,000** Sold Date **16-Apr-26**

2 - -

Distance **1.96km**



**43 WILDLIFE CIRCUIT FRASER RISE VIC 3336**

Sold Price **\$430,000** Sold Date **18-Dec-25**

5 3 -

Distance **1.55km**



**151 SARIC STREET FRASER RISE VIC 3336**

Sold Price **\$424,000** Sold Date **03-Feb-26**

4 2 2

Distance **1.31km**

RS = Recent sale      UN = Undisclosed Sale

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