

## 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

13 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

\$413,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Jun 2025

to

31 May 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

9 GOLDRUSH PARADE FRASER RISE VIC 3336	\$412,000	04-Jan-26
17 MOONFLOWER DRIVE FRASER RISE VIC 3336	\$405,000	10-Apr-26
3 LILLYPILLY STREET FRASER RISE VIC 3336	\$410,000	29-Jan-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: 25 June 2026

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**9 GOLDRUSH PARADE FRASER  
RISE VIC 3336**

4 3 -

Sold Price **\$412,000** Sold Date **04-Jan-26**

Distance **0.14km**



JUST LISTED

**17 MOONFLOWER DRIVE FRASER  
RISE VIC 3336**

3 - 2

Sold Price **\$405,000** Sold Date **10-Apr-26**

Distance **0.63km**

THE LANCORE  
WEST & NORTH



**3 LILYPILLY STREET FRASER RISE  
VIC 3336**

- - -

Sold Price **\$410,000** Sold Date **29-Jan-26**

Distance **1.75km**

RS = Recent sale      UN = Undisclosed Sale

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