

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

8 GANGUR WAY 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

\$690,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Mar 2025

to

28 Feb 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 COWBOY WALK FRASER RISE VIC 3336	\$613,000	28-Jul-25
11 COWBOY WALK FRASER RISE VIC 3336	\$633,000	19-Aug-25
13 COWBOY WALK FRASER RISE VIC 3336	\$698,000	07-Nov-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: 25 March 2026

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**9 COWBOY WALK FRASER RISE
 VIC 3336**

3 2 1

Sold Price **\$613,000** Sold Date **28-Jul-25**

Distance **0.04km**



**11 COWBOY WALK FRASER RISE
 VIC 3336**

3 2 1

Sold Price **\$633,000** Sold Date **19-Aug-25**

Distance **0.04km**



**13 COWBOY WALK FRASER RISE
 VIC 3336**

4 2 -

Sold Price **\$698,000** Sold Date **07-Nov-25**

Distance **0.05km**

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

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