

STATEMENT OF INFORMATION

25 CINNAMON CIRCUIT, FRASER RISE, VIC 3336

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PINE CREST
REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 CINNAMON CIRCUIT, FRASER RISE,



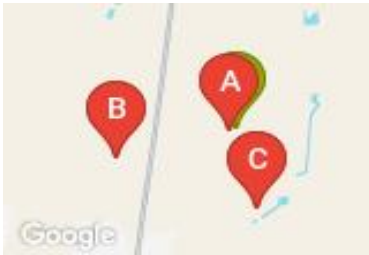
Indicative Selling Price

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

Price Range: \$800,000 to \$860,000

Provided by: Taran Arora, Pine Crest Real Estate

MEDIAN SALE PRICE



FRASER RISE, VIC, 3336

Suburb Median Sale Price (House)

\$686,000

01 April 2025 to 31 March 2026

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



33 CINNAMON CCT, FRASER RISE, VIC 3336



Sale Price

\$825,000

Sale Date: 09/11/2025

Distance from Property: 51m



12 BIRCHWOOD CRES, BONNIE BROOK, VIC



Sale Price

\$844,900

Sale Date: 26/08/2025

Distance from Property: 812m



11 MOONFLOWER DR, FRASER RISE, VIC 3336



Sale Price

\$895,000

Sale Date: 08/11/2025

Distance from Property: 579m



This report has been compiled on 03/06/2026 by Pine Crest Real Estate. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

25 CINNAMON CIRCUIT, FRASER RISE, VIC 3336

Indicative selling price

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

Price Range: \$800,000 to \$860,000


Median sale price

Median price: \$686,000

Property type: House

Suburb: FRASER RISE

Period: 01 April 2025 to 31 March 2026

Source: 

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

33 CINNAMON CCT, FRASER RISE, VIC 3336	\$825,000	09/11/2025
12 BIRCHWOOD CRES, BONNIE BROOK, VIC 3335	\$844,900	26/08/2025
11 MOONFLOWER DR, FRASER RISE, VIC 3336	\$895,000	08/11/2025

This Statement of Information was prepared on: 03/06/2026