

## 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 BALDWIN ROAD 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

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Other

Suburb

Fraser Rise

Period-from

01 Jan 2025

to

31 Dec 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 3 PRUNUS CRESCENT FRASER RISE VIC 3336    | \$700,000 | 01-Sep-25 |
| 14 PRUNUS CRESCENT FRASER RISE VIC 3336   | \$685,000 | 08-Nov-25 |
| 5 NIGHTINGALE STREET FRASER RISE VIC 3336 | \$700,000 | 08-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: 09 January 2026



### 3 PRUNUS CRESCENT FRASER RISE VIC 3336

 4
  2
  -

Sold Price **\$700,000** Sold Date **01-Sep-25**

Distance **0.74km**

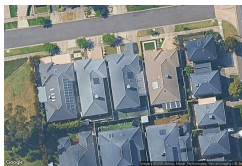


### 14 PRUNUS CRESCENT FRASER RISE VIC 3336

 4
  2
  2

Sold Price **\$685,000** Sold Date **08-Nov-25**

Distance **0.7km**



### 5 NIGHTINGALE STREET FRASER RISE VIC 3336

 3
  2
  2

Sold Price **\$700,000** Sold Date **08-Nov-25**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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