

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

9 TAWNY STREET 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

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Land

Suburb

Fraser Rise

Period-from

01 Oct 2024

to

30 Sep 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

4 JERMYN STREET FRASER RISE VIC 3336	\$780,000	12-Mar-25
67 CLIPSTONE CRESCENT FRASER RISE VIC 3336	\$770,000	10-Feb-25
34 SIRIANNI BOULEVARD FRASER RISE VIC 3336	\$710,000	14-Jan-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: 29 October 2025


4 JERMYN STREET FRASER RISE VIC 3336

Sold Price

\$780,000

Sold Date

12-Mar-25


4



3



2

Distance

1.23km

67 CLIPSTONE CRESCENT FRASER RISE VIC 3336

Sold Price

\$770,000

Sold Date

10-Feb-25


4



3



2

Distance

1.25km

34 SIRIANNI BOULEVARD FRASER RISE VIC 3336

Sold Price

\$710,000

Sold Date

14-Jan-25


4



3



2

Distance

1.51km
RS = Recent sale

UN = Undisclosed Sale

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