

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

5 WILDLIFE CIRCUIT 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

\$390,000

&

\$420,000

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

3 LILYPILLY STREET FRASER RISE VIC 3336	\$410,000	29-Jan-26
43 SARIC STREET FRASER RISE VIC 3336	\$395,000	04-Mar-26
45 SARIC STREET FRASER RISE VIC 3336	\$395,000	04-Mar-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: 30 June 2026

392m²

FRASER RISE

3 LILLYPILLY STREET FRASER RISE Sold Price

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

VIC 3336

 -  -  -

 Distance **0.66km**
392m²

FRASER RISE

43 SARIC STREET FRASER RISE Sold Price

\$395,000 Sold Date **04-Mar-26**

VIC 3336

 4  3  2

 Distance **0.74km**
392m²

FRASER RISE

45 SARIC STREET FRASER RISE Sold Price

 Sold Date **04-Mar-26**

VIC 3336

 4  3  2

 Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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