

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

7 MERCURY AVENUE 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

TBA

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Land

Suburb

Fraser Rise

Period-from

01 Feb 2025

to

31 Jan 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

11 MOONFLOWER DRIVE FRASER RISE VIC 3336	\$895,000	08-Nov-25
18 EMILIA CIRCUIT FRASER RISE VIC 3336	\$870,000	16-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.

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**11 MOONFLOWER DRIVE FRASER
RISE VIC 3336**

Sold Price

\$895,000

Sold Date **08-Nov-25**

 4  3  2

Distance **0.63km**



**18 EMILIA CIRCUIT FRASER RISE
VIC 3336**

Sold Price

\$870,000

Sold Date **16-Jan-25**

 4  3  2

Distance **1.17km**

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

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