

## 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 ERIN DRIVE 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

\$675,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$693,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Apr 2025

to

31 Mar 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

9 HEM PARKWAY FRASER RISE VIC 3336	\$678,000	23-Apr-25
5 HEM PARKWAY FRASER RISE VIC 3336	\$685,500	22-Jan-26
15 SHEARS DRIVE FRASER RISE VIC 3336	\$675,000	16-Oct-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: 28 April 2026


**9 HEM PARKWAY FRASER RISE  
VIC 3336**
 4  2  2

Sold Price

**\$678,000**

Sold Date

**23-Apr-25**

Distance

**0.14km**

**5 HEM PARKWAY FRASER RISE  
VIC 3336**
 4  2  2

Sold Price

**\$685,500**

Sold Date

**22-Jan-26**

Distance

**0.14km**

**15 SHEARS DRIVE FRASER RISE  
VIC 3336**
 4  2  1

Sold Price

**\$675,000**

Sold Date

**16-Oct-25**

Distance

**0.16km**

RS = Recent sale

UN = Undisclosed Sale

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