

## 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

13 MESAROS 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

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Land

Suburb

Fraser Rise

Period-from

01 Mar 2025

to

28 Feb 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

22 CANAL STREET FRASER RISE VIC 3336	\$720,000	20-Nov-25
32 STRONG VIEW FRASER RISE VIC 3336	\$708,000	16-Feb-26
7 CLIMATE STREET FRASER RISE VIC 3336	\$710,000	08-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: 02 March 2026


**22 CANAL STREET FRASER RISE  
VIC 3336**
 4
  2
  2

Sold Price

**\$720,000**

 Sold Date **20-Nov-25**

 Distance **0.46km**

**32 STRONG VIEW FRASER RISE  
VIC 3336**
 4
  2
  2

Sold Price

<sup>RS</sup> **\$708,000**

 Sold Date **16-Feb-26**

 Distance **0.59km**

**7 CLIMATE STREET FRASER RISE  
VIC 3336**
 4
  2
  2

Sold Price

**\$710,000**

 Sold Date **08-Oct-25**

 Distance **0.72km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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