

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

21 COTTESMORE 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

\$860,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$362,500

Property type

Land

Suburb

Fraser Rise

Period-from

01 May 2025

to

30 Apr 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

5 SENISE STREET FRASER RISE VIC 3336	\$900,000	10-Mar-26
85 MAMIC BOULEVARD FRASER RISE VIC 3336	\$870,000	02-Apr-26
25 DAWKINS AVENUE FRASER RISE VIC 3336	\$895,000	09-Feb-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: 18 May 2026



5 SENISE STREET FRASER RISE VIC 3336 Sold Price

\$900,000 Sold Date **10-Mar-26**

 4  2  2

Distance **0.98km**



85 MAMIE BOULEVARD FRASER RISE VIC 3336 Sold Price

^{RS} **\$870,000** Sold Date **02-Apr-26**

 4  2  2

Distance **1.77km**



25 DAWKINS AVENUE FRASER RISE VIC 3336 Sold Price

\$895,000 Sold Date **09-Feb-26**

 4  2  2

Distance **2.33km**

RS = Recent sale

UN = Undisclosed Sale

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