

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

8 OLIVE TREE GROVE 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

\$800,000

&

\$850,000

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

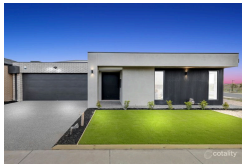
Date of sale

| | | |
|--|-----------|-----------|
| 7 RAINDROP CIRCUIT FRASER RISE VIC 3336 | \$850,000 | 13-Apr-26 |
| 63 MODENA ROAD FRASER RISE VIC 3336 | \$825,000 | 29-May-26 |
| 80 CLIPSTONE CRESCENT FRASER RISE VIC 3336 | \$835,000 | 26-May-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: 27 June 2026


7 RAINDROP CIRCUIT FRASER RISE VIC 3336
 4  3  2

 Sold Price **\$850,000** Sold Date **13-Apr-26**

 Distance **0.58km**

63 MODENA ROAD FRASER RISE VIC 3336
 4  2  2

 Sold Price ^{RS} **\$825,000** Sold Date **29-May-26**

 Distance **1.33km**

80 CLIPSTONE CRESCENT FRASER RISE VIC 3336
 4  3  2

 Sold Price **\$835,000** Sold Date **26-May-26**

 Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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