

## 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

14 CONCORDE AVENUE 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

\$780,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$686,000

Property type

House

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 CONCORDE AVENUE FRASER RISE VIC 3336	\$760,000	08-Apr-26
12 GALVESTON AVENUE FRASER RISE VIC 3336	\$820,000	12-Mar-26
124 ENTERPRISE CIRCUIT FRASER RISE VIC 3336	\$797,000	20-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: 28 May 2026


**5 CONCORDE AVENUE FRASER  
RISE VIC 3336**
 4  2  2

Sold Price

**\$760,000**

 Sold Date **08-Apr-26**

 Distance **0.09km**

**12 GALVESTON AVENUE FRASER  
RISE VIC 3336**
 4  2  2

Sold Price

**\$820,000**

 Sold Date **12-Mar-26**

 Distance **0.17km**

**124 ENTERPRISE CIRCUIT FRASER  
RISE VIC 3336**
 4  2  2

Sold Price

<sup>RS</sup> **\$797,000** <sup>UN</sup>

 Sold Date **20-May-26**

 Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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