

# 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	1 Hillgate Grove, Fraser Rise, VIC 3336
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range	\$899,000	&	\$939,000
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### Median sale price

Median price	\$690,000	Property Type	House	Suburb	Fraser Rise (3336)
Period - From	01/09/2024	to	31/08/2025	Source	REA

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
89 ROWLING STREET, FRASER RISE VIC 3336	\$1,050,000	20/06/2025
6 FARRIER BOULEVARD, FRASER RISE VIC 3336	\$1,000,000	12/09/2025
29 TWAIN WAY, FRASER RISE VIC 3336	\$950,000	26/06/2025

This Statement of Information was prepared on: 19/09/2025