

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 1012A Taylors Road, Fraser Rise, VIC 3336

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$742,000

Median sale price

Median price \$735,000 Property Type House Suburb Fraser Rise (3336)

Period - From 01/01/2026 to 31/03/2026 Source REIV

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
44 MARYANNE WAY, FRASER RISE VIC 3336	\$750,000	27/04/2026
23 LILYBLOOM WAY, FRASER RISE VIC 3336	\$749,000	24/04/2026
24 PRAISE STREET, FRASER RISE VIC 3336	\$749,500	09/02/2026

This Statement of Information was prepared on: 08/05/2026