

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

103 PASKAS DRIVE 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

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$372,500

Property type

Land

Suburb

Fraser Rise

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

16 JOUST WAY FRASER RISE VIC 3336	\$750,000	03-Jun-25
65 CLIPSTONE CRESCENT FRASER RISE VIC 3336	\$755,000	23-Apr-25
41 CROWN DRIVE FRASER RISE VIC 3336	\$751,000	15-Feb-25

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: 25 June 2025



16 JOUST WAY FRASER RISE VIC 3336

Sold Price

^{RS}

\$750,000

Sold Date

03-Jun-25



4



2



2

Distance

1.01km



65 CLIPSTONE CRESCENT FRASER RISE VIC 3336

Sold Price

\$755,000

Sold Date

23-Apr-25



4



2



2

Distance

2.79km



41 CROWN DRIVE FRASER RISE VIC 3336

Sold Price

\$751,000

Sold Date

15-Feb-25



4



2



2

Distance

2.46km

RS = Recent sale

UN = Undisclosed Sale

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