

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

6 WINTON 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

\$659,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

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

6 ZAMMIT LANE HILLSIDE VIC 3037	\$660,000	10-Jun-25
11 PRO HART WAY CAROLINE SPRINGS VIC 3023	\$645,000	06-Jun-25
25 ASHFORDBY STREET BONNIE BROOK VIC 3335	\$665,000	04-Jun-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: 16 June 2025



6 ZAMMIT LANE HILLSIDE VIC 3037

3 2 2

Sold Price

^{RS} **\$660,000** Sold Date **10-Jun-25**

Distance **4.2km**



11 PRO HART WAY CAROLINE SPRINGS VIC 3023

3 2 1

Sold Price

^{RS} **\$645,000** Sold Date **06-Jun-25**

Distance **3.46km**



25 ASHFORDBY STREET BONNIE BROOK VIC 3335

4 3 -

Sold Price

^{RS} **\$665,000** Sold Date **04-Jun-25**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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