



COMPARATIVE MARKET ANALYSIS

5 RESERVOIR ROAD, FRASER RISE, VIC 3336

PREPARED BY NINE REAL ESTATE, 101/2 INFINITY DRIVE TRUGANINA



Sandhya & Balakrishna Gajula
5 Reservoir Road
Fraser Rise, VIC, 3336

Dear

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well as our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

NINE REAL ESTATE
101/2 Infinity Drive Truganina
Email: sitaram@ninerealestate.com.au
Phone: 0430744997



5 RESERVOIR ROAD, FRASER RISE, VIC 3336



Owner Details

Owner Name(s):	THE PROPRIETORS	Owner Type:	Rental
Owner Address:	N/A		
Phone(s):			

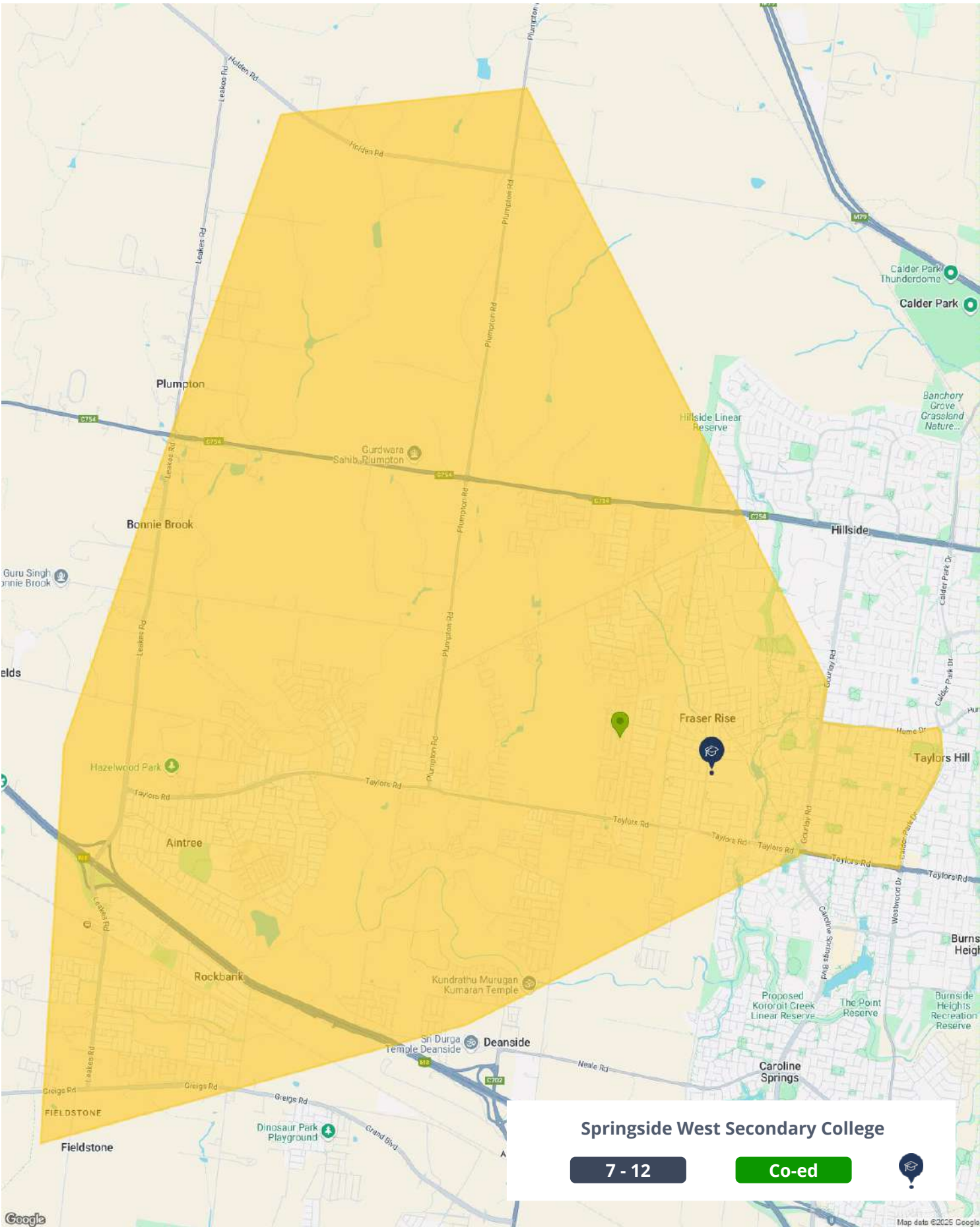
Property Details

Property Type:	House - N/A		4		2		2
RPD:	153//PS832743 (12386807)	Area:	382 m²	Area \$/m2:	\$746	Water/Sewerage:	
Land Use:	VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT	Property ID:	1512153254 /	UBD Ref:	UBD Ref: 187 Q10		
Zoning:							
Council:	MELTON CITY						
Features:							

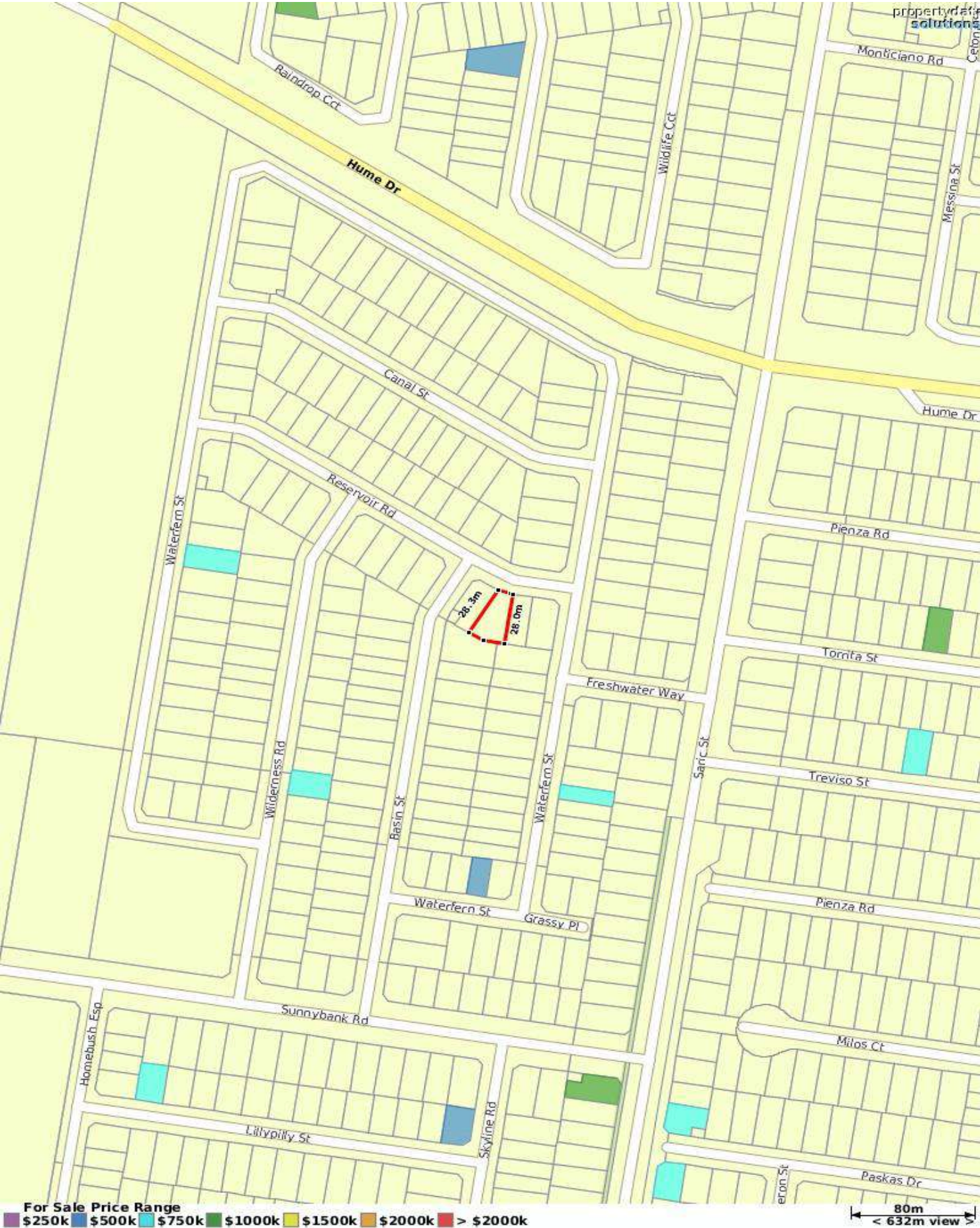
Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 285,000	17/03/2021	THE PROPRIETORS	382 m²	Normal Sale	No

School Catchment Areas



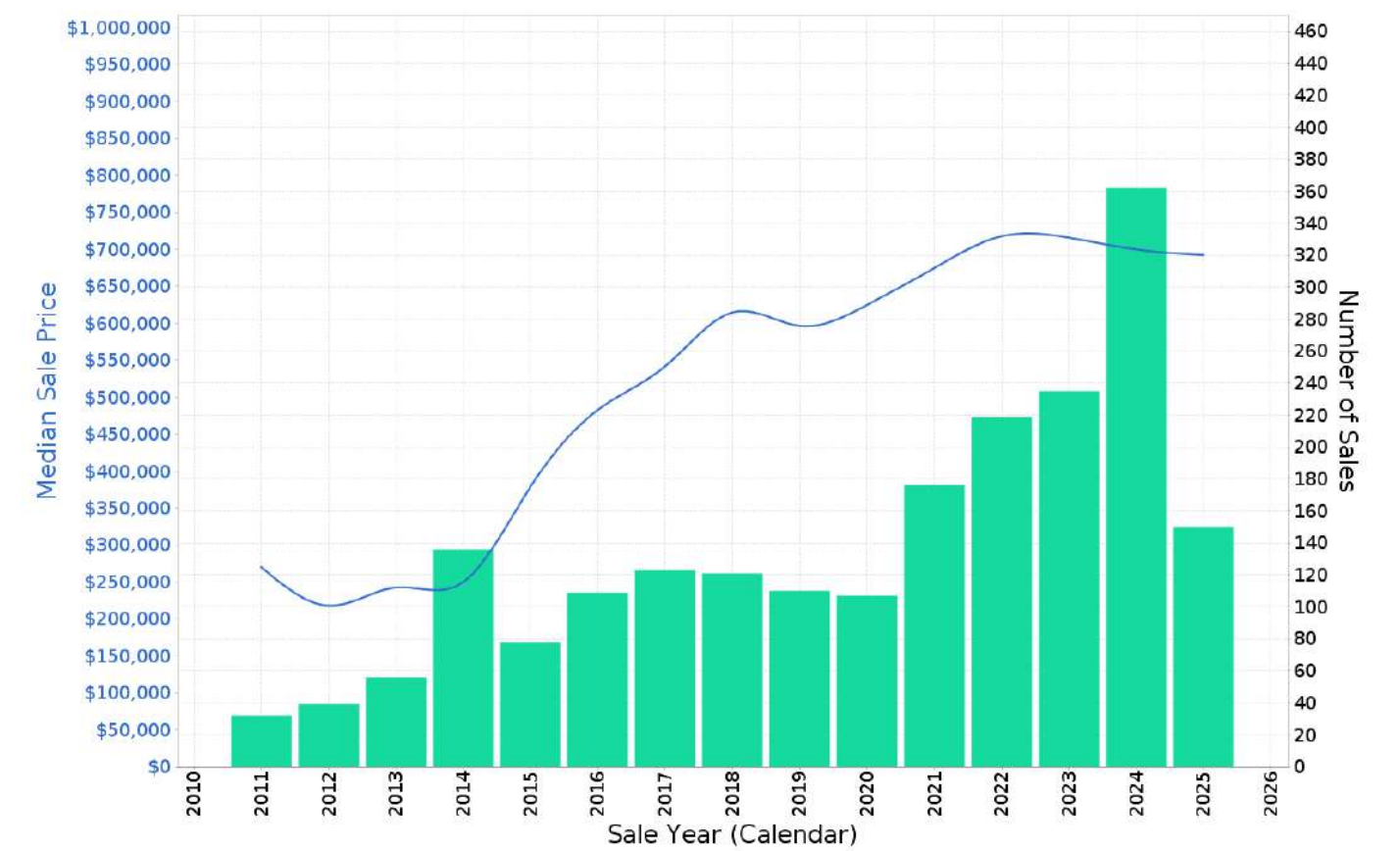
Nearby Properties For Sale





Sales & Growth Chart (House)

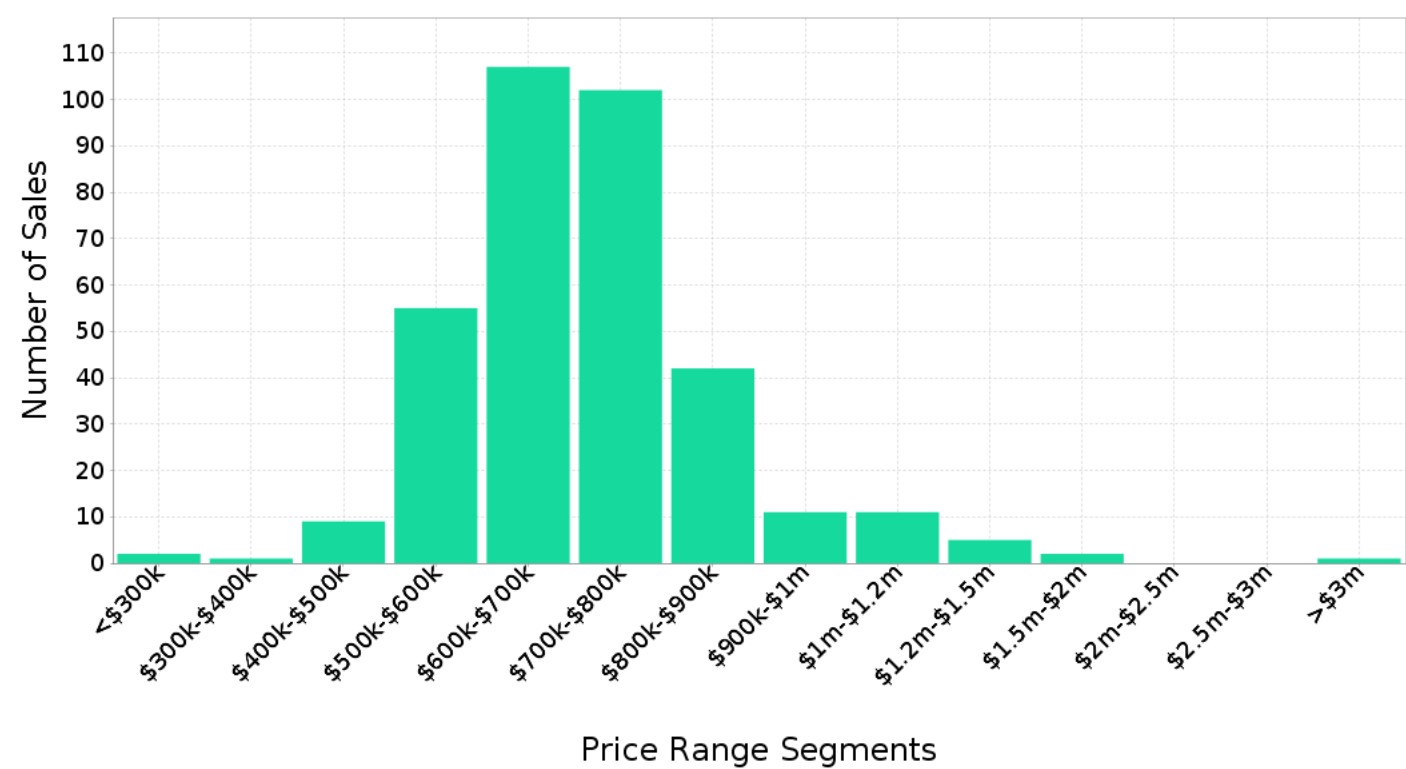
Year	No. of Sales	Average	Median	Growth	Low	High
2011	32	\$ 552,531	\$ 270,000		\$ 140,000	\$ 9,500,000
2012	39	\$ 242,200	\$ 218,000	-19.3 %	\$ 96,500	\$ 634,500
2013	56	\$ 300,698	\$ 242,500	11.2 %	\$ 107,500	\$ 630,000
2014	136	\$ 347,108	\$ 250,000	3.1 %	\$ 129,500	\$ 8,000,000
2015	78	\$ 357,004	\$ 378,969	51.6 %	\$ 127,900	\$ 617,500
2016	109	\$ 482,838	\$ 483,000	27.5 %	\$ 220,000	\$ 1,950,000
2017	123	\$ 1,234,522	\$ 542,000	12.2 %	\$ 300,000	\$ 27,500,000
2018	121	\$ 778,516	\$ 615,000	13.5 %	\$ 250,000	\$ 22,540,000
2019	110	\$ 713,958	\$ 596,500	-3.0 %	\$ 329,000	\$ 9,990,000
2020	107	\$ 626,277	\$ 625,000	4.8 %	\$ 258,000	\$ 1,250,000
2021	176	\$ 801,939	\$ 675,000	8.0 %	\$ 70,000	\$ 22,500,000
2022	219	\$ 746,249	\$ 718,000	6.4 %	\$ 310,500	\$ 1,720,000
2023	235	\$ 723,125	\$ 716,000	-0.3 %	\$ 425,000	\$ 1,450,000
2024	362	\$ 737,407	\$ 700,000	-2.2 %	\$ 125,000	\$ 7,250,000
2025	150	\$ 700,362	\$ 692,500	-1.1 %	\$ 340,000	\$ 1,520,000



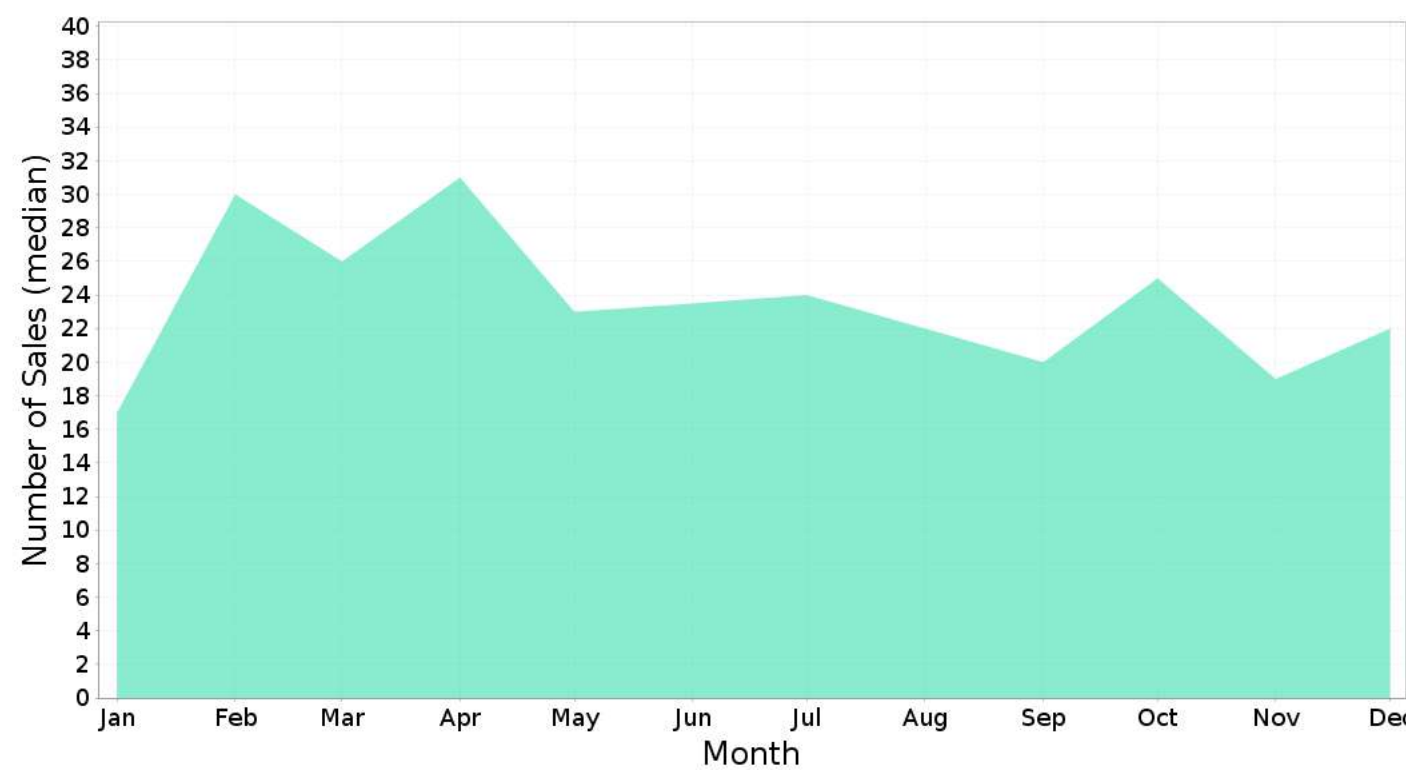
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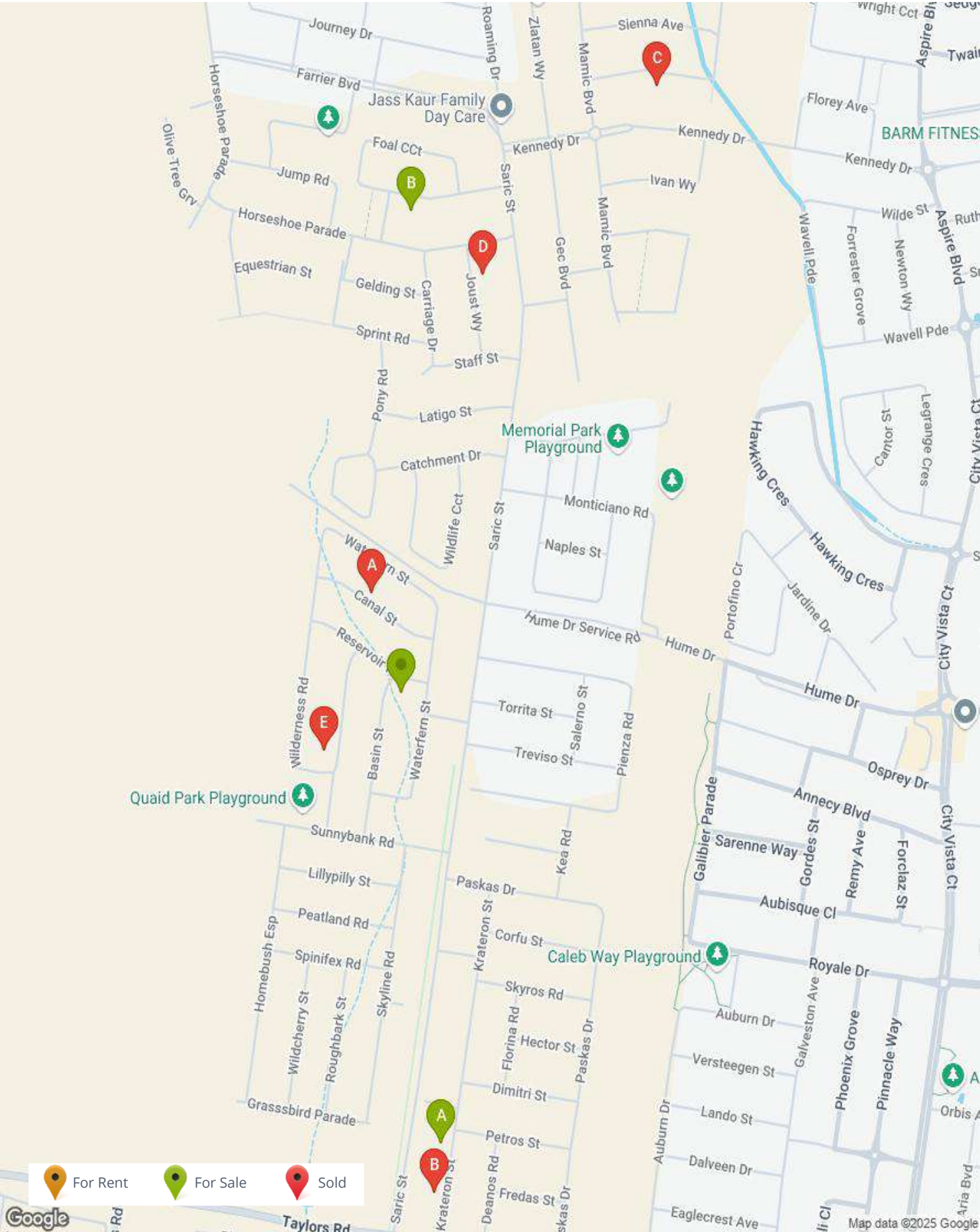


Price Segmentation



Peak Selling Periods







Nearby Comparable For Sale Properties

There are 2 properties selected within the radius of 1500.0m from the focus property. The lowest for sale price is \$740,000 and the highest for sale price is \$750,000 with a median sale price of \$745,000. Days listed ranges from 4 to 33 days with the average currently at 18 days for these selected properties.

21 KRATERON ST, FRASER RISE 3336


UBD Ref: Melbourne - 187 Q13

Distance from Property: 710m

4

2

2



Property Type:House

Area: 392 m²

RPD: 116//PS810919

Current List Price:\$700,000 - \$750,000

First List Price:\$700,000 - \$750,000

Date Listed: 05/07/2025

Days Listed: 4 Days

Listed Price Change:

Features:IMPROVEMENTS: FLOORBOARDS, DISHWASHER

A

21 FOAL CCT, FRASER RISE 3336

UBD Ref: Melbourne - 187 Q7

Distance from Property: 758m

4

2

2



Property Type:House

Area: 392 m²

RPD: 1409//PS847522

Current List Price:\$740,000 - \$795,000

First List Price:\$770,000 - \$825,000

Date Listed: 06/06/2025

Days Listed: 33 Days

Listed Price Change: -3.9%

Features:

B



Nearby Comparable Sold Properties

There are 5 sold properties selected within the radius of 1000.0m from the focus property. The lowest sale price is \$677,000 and the highest sale price is \$750,000 with a median sale price of \$720,000. Days listed ranges from 29 to 261 days with the average currently at 106 days for these selected properties.

16 CANAL ST, FRASER RISE, VIC 3336

UBD Ref: Melbourne - 187 Q10
Distance from Property: 166m



Property Type: House
Area: 294 m²
Area \$/m²: \$2,303
RPD: 110//PS832743

Features:

Sale Price: **\$677,000 (Normal Sale)**

Sale Date: 02/04/2025 Days to Sell: **99 Days**

Last Price: \$669,000 - \$699,000 Chg %:

First Price: \$699,000 - \$749,000 Chg %: **-3.1%**



9 KRATERON ST, FRASER RISE, VIC 3336

UBD Ref: Melbourne - 187 Q13
Distance from Property: 785m



Property Type: House
Area: 350 m²
Area \$/m²: \$2,058
RPD: 122//PS810919

Features:

Sale Price: **\$720,000 (Recent Advice - Sale)**

Sale Date: 01/07/2025 Days to Sell: **29 Days**

Last Price: CONTACT AGENT Chg %:

First Price: CONTACT AGENT Chg %:



57 MARYANNE WAY, FRASER RISE, VIC 3336

UBD Ref: Melbourne - 187 R7
Distance from Property: 1km



Property Type: House
Area: 349 m²
Area \$/m²: \$2,077
RPD: 3150//PS900034

Features:

Sale Price: **\$725,000 (Normal Sale)**

Sale Date: 25/05/2025 Days to Sell: **261 Days**

Last Price: \$730,000 - \$750,000 Chg %: **-0.7%**

First Price: Contact Agent Chg %:



16 JOUST WAY, FRASER RISE, VIC 3336

UBD Ref: Melbourne - 187 Q8
Distance from Property: 673m



Property Type: House
Area: 350 m²
Area \$/m²: \$2,143
RPD: 1720//PS900900

Features:

Sale Price: **\$750,000 (Normal Sale)**

Sale Date: 20/05/2025 Days to Sell: **31 Days**

Last Price: \$730,000 - \$770,000 | Chg %:

First Price: \$750,000 - \$780,000 | Chg %:



26 WILDERNESS RD, FRASER RISE, VIC 3336

UBD Ref: Melbourne - 187 P11
Distance from Property: 159m



Property Type: House
Area: 356 m²
Area \$/m²: \$2,011
RPD: 506//PS846185

Features:

Sale Price: **\$716,000 (Normal Sale)**

Sale Date: 25/02/2025 Days to Sell: **109 Days**

Last Price: \$700,000 - \$750,000 Chg %:

First Price: \$740,000 - \$760,000 Chg %: **-3.2%**





5 RESERVOIR ROAD, FRASER RISE, VIC 3336



Appraisal Price

This market analysis has been prepared on 08/07/2025 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$682,000 to \$750,000

Contact your agent for further information:

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