

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

7 WATERFERN STREET 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Jul 2024

to

30 Jun 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

7 HOMEBUSH ESPLANADE FRASER RISE VIC 3336	\$570,000	29-May-25
26 LINEKER DRIVE DEANSIDE VIC 3336	\$605,500	30-May-25
63 MALONE CIRCUIT DEANSIDE VIC 3336	\$570,000	14-Apr-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: 01 July 2025



7 HOMEBUSH ESPLANADE FRASER RISE VIC 3336

Sold Price ^{RS} **\$570,000** Sold Date **29-May-25**

 3  2  2

Distance **0.22km**



26 LINEKER DRIVE DEANSIDE VIC 3336

Sold Price ^{RS} **\$605,500** Sold Date **30-May-25**

 3  2  2

Distance **1.22km**



63 MALONE CIRCUIT DEANSIDE VIC 3336

Sold Price **\$570,000** Sold Date **14-Apr-25**

 3  2  2

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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