

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 1 Hillgate Grove, Fraser Rise, VIC 3336

Indicative selling price

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

Price Range

\$925,000

&

\$950,000

Median sale price

Median price

\$700,000

Property Type

House

Suburb

Fraser Rise (3336)

Period - From

01/04/2024

to

31/03/2025

Source

REA

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
20 WREN PARADE, FRASER RISE VIC 3336	\$918,000	13/08/2024
15 WREN PARADE, FRASER RISE VIC 3336	\$910,000	31/10/2024
55 FOAL CIRCUIT, FRASER RISE VIC 3336	\$920,000	20/02/2025

This Statement of Information was prepared on: 24/04/2025