

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	65 Kennedy Drive Fraser Rise, 3336
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Indicative selling price

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

Range between	\$860,000 & \$890,000
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Median sale price

Median price	\$680,000	Property Type	HOUSE/RESIDENTIAL	Suburb	FRASER RISE 3336
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Period - From	01-Oct-2024	to	12-Jun-2025	Source	Pricefinder
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Comparable property sales

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
1	13 Wander Way, Fraser Rise, Vic 3336	\$1,100,000	23-Dec-2024
2	24 Nebula Court, Fraser Rise, Vic 3336	\$930,000	19-Feb-2025
3	620 Hume Drive, Fraser Rise, Vic 3336	\$900,000	21-Apr-2025

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