

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

3 LUXOR 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

95 ASPIRE BOULEVARD FRASER RISE VIC 3336	\$700,000	21-Feb-25
7 QUADRANT DRIVE FRASER RISE VIC 3336	\$728,000	22-Mar-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: 21 July 2025


95 ASPIRE BOULEVARD FRASER RISE VIC 3336

Sold Price

\$700,000

Sold Date

21-Feb-25


Distance

1.83km

7 QUADRANT DRIVE FRASER RISE VIC 3336

Sold Price

\$728,000

Sold Date

22-Mar-25


Distance

0.48km
RS = Recent sale

UN = Undisclosed Sale

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