

## 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

17 ROWLING STREET FRASER RISE VIC 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Jun 2025

to

31 May 2026

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

3 STRUTT PLACE CAROLINE SPRINGS VIC 3023	\$730,000	16-Mar-26
22 FRENCH CRESCENT CAROLINE SPRINGS VIC 3023	\$750,000	01-May-26
5 COBAW CIRCUIT CAROLINE SPRINGS VIC 3023	\$770,000	28-Mar-26

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: 23 June 2026


**3 STRUTT PLACE CAROLINE SPRINGS VIC 3023**
 3  2  2

 Sold Price **\$730,000** Sold Date **16-Mar-26**

 Distance **1.28km**

**22 FRENCH CRESCENT CAROLINE SPRINGS VIC 3023**
 3  2  2

 Sold Price **\$750,000** Sold Date **01-May-26**

 Distance **1.24km**

**5 COBAW CIRCUIT CAROLINE SPRINGS VIC 3023**
 3  2  2

 Sold Price **\$770,000** Sold Date **28-Mar-26**

 Distance **2.95km**

RS = Recent sale

UN = Undisclosed Sale

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