

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	47 Wright Circuit Fraser Rise, 3336
---	-------------------------------------

Indicative selling price

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

Range between	\$680,000 & \$700,000
---------------	-----------------------

Median sale price

Median price	\$750,000	Property Type	HOUSE	Suburb	FRASER RISE 3336
--------------	-----------	---------------	-------	--------	------------------

Period - From	01-Mar-2025	to	23-Feb-2026	Source	Price Finder
---------------	-------------	----	-------------	--------	--------------

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	24 Praise Street, Fraser Rise, Vic 3336	\$749,000	09-Feb-2026
2	9 Wattleseed Drive, Fraser Rise, Vic 3336	\$728,000	16-Feb-2026
3	13 Shiraz Avenue, Fraser Rise, Vic 3336	\$735,000	13-Oct-2025

This statement of information was prepared on 26-Mar-2026 at 11:35:44 AM AEDT