

# 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

35 Orbis Avenue, 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)

range between

\$790,000

&

\$850,000

### Median sale price

Median price

\$695,000

Property type

House

Suburb

Fraser Rise

Period - From

01/04/2025

to

31/03/2026

Source



PropTrack

### 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 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
3 Holcolme Street, Caroline Springs, VIC 3023	\$795,000	25/03/2026
24 Dalveen Drive, Fraser Rise, VIC 3336	\$820,000	18/11/2025
7 Cranwell Square, Caroline Springs, VIC 3023	\$810,000	28/03/2026

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 six months.

This Statement of Information was prepared on: 24/04/2026