



RayWhite.

RayWhite
West
Realty

Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AOftheEstateAgents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 ERIN DRIVE FRASER RISE VIC 3336

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$730,000

&

\$800,000

Median sale price

(*Deletehouseorunit as applicable)

Median Price

\$690,000

Property type

Other

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

31 OSCAR CRESCENT DEANSIDE VIC 3336

\$730,000

16-Jun-26

12 CASINE ROAD FRASER RISE VIC 3336

\$730,000

28-May-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: 19 June 2026



31 OSCAR CRESCENT DEANSIDE
VIC 3336

4 2 2

Sold Price

^{RS} \$730,000 Sold Date 16-Jun-26

Distance 0.91km



12 CASINE ROAD FRASER RISE VIC
3336

4 2 2

Sold Price

Sold Date 28-May-26

Distance 2.79km

RS= Recent sale

UN= Undisclosed Sale

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