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	18 BOBBIN STREET 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	$430,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$382,600	Property type	Land	Suburb	Fraser Rise
Period-from	01 Jul 2025	to	30 Jun 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
40 WINTON DRIVE FRASER RISE VIC 3336	$429,000	08-Apr-26
10 BULLWHEEL DRIVE FRASER RISE VIC 3336	$435,200	26-Apr-26
12 BULLWHEEL DRIVE FRASER RISE VIC 3336	$435,200	17-Aug-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.~~

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40 WINTON DRIVE FRASER RISE VIC 3336

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Sold Price **$429,000** Sold Date **08-Apr-26**

Distance **0.6km**

10 BULLWHEEL DRIVE FRASER RISE VIC 3336

- - -

Sold Price **$435,200** Sold Date **26-Apr-26**

Distance **0.98km**

12 BULLWHEEL DRIVE FRASER RISE VIC 3336

- - -

Sold Price Sold Date **17-Aug-25**

Distance **0.98km**

RS = Recent sale **UN** = Undisclosed Sale

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