

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

2 HOMAGE AVENUE 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

or range
between

\$560,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Mar 2025

to

28 Feb 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

7 SOTTERRA WALK FRASER RISE VIC 3336	\$555,000	29-Dec-25
6 BLEEKER WAY FRASER RISE VIC 3336	\$560,000	10-Oct-25
80 VERONA CRESCENT FRASER RISE VIC 3336	\$598,000	06-Nov-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.~~

This Statement of Information was prepared on: 04 March 2026



7 SOTTERRA WALK FRASER RISE VIC 3336

Sold Price

\$555,000

Sold Date

29-Dec-25

3

2

2

Distance

2.25km



6 BLEEKER WAY FRASER RISE VIC 3336

Sold Price

\$560,000

Sold Date

10-Oct-25

3

2

2

Distance

1.46km



80 VERONA CRESCENT FRASER RISE VIC 3336

Sold Price

\$598,000

Sold Date

06-Nov-25

3

2

2

Distance

3.24km

RS = Recent sale

UN = Undisclosed Sale

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