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	6 AMAZING BOULEVARD 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	$660,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$685,000	Property type	House	Suburb	Fraser Rise
Period-from	01 Sep 2025	to	31 Aug 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
9 TAWNY STREET FRASER RISE VIC 3336	$685,000	25-Jun-26
30 GRANITE CRESCENT FRASER RISE VIC 3336	$660,000	26-Mar-26
1 THYME CRESCENT FRASER RISE VIC 3336	$660,000	30-Jun-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.~~

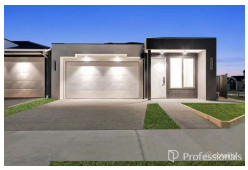
This Statement of Information was prepared on: 26 September 2026

CHADWICK & CO

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9 TAWNY STREET FRASER RISE VIC 3336

4 3 2

Sold Price **$685,000** Sold Date **25-Jun-26**

Distance **0.05km**



30 GRANITE CRESCENT FRASER RISE VIC 3336

3 2 1

Sold Price **$660,000** Sold Date **26-Mar-26**

Distance **0.59km**



1 THYME CRESCENT FRASER RISE VIC 3336

3 2 1

Sold Price RS **$660,000** Sold Date **30-Jun-26**

Distance **0.67km**

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

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