# 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<br>Including suburb and postcode | 45 Station Creek Way, Botanic Ridge, Vic 3977 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between $980,000 & $1,050,000

## Median sale price

Median price $895,000 Property type *House* Suburb Botanic Ridge

Period - From 01/08/2024 to 31/07/2025 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 |
|---|---|---|
| 48 Bellis Circuit, Botanic Ridge, VIC 3977 | $1,050,000 | 27/05/2025 |
| 29 Ridgeline Drive, Botanic Ridge, VIC 3977 | $1,052,500 | 31/07/2025 |

**OR**

**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 26/08/2025