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	11 Celadon Grove, Botanic Ridge, Vic 3977

Indicative selling price

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

range between $985,000 & $1,045,000

Median sale price

Median price	$953,750	Property type	*House*	Suburb	Botanic Ridge

Period - From	01/11/2025	to	31/01/2026	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
25 Celadon Grove, Botanic Ridge, VIC 3977	$1,005,000	29/01/2026
18 Broadgreen Street, Botanic Ridge, VIC 3977	$1,035,000	09/09/2025

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: 12/02/2026