

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

191 SETTLERS RUN BOTANIC RIDGE VIC 3977

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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 Oct 2024

to

30 Sep 2025

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

15 ALTITUDE DRIVE BOTANIC RIDGE VIC 3977	\$1,280,000	11-Aug-25
26 STATION CREEK WAY BOTANIC RIDGE VIC 3977	\$1,200,000	13-Jun-25
82 SETTLERS RUN BOTANIC RIDGE VIC 3977	\$1,390,000	02-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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**15 ALTITUDE DRIVE BOTANIC
RIDGE VIC 3977**

5 3 4

Sold Price **\$1,280,000** Sold Date **11-Aug-25**

Distance **2.59km**



**26 STATION CREEK WAY BOTANIC
RIDGE VIC 3977**

4 2 3

Sold Price **\$1,200,000** Sold Date **13-Jun-25**

Distance **0.16km**



**82 SETTLERS RUN BOTANIC RIDGE
VIC 3977**

4 2 4

Sold Price **\$1,390,000** Sold Date **02-Aug-25**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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