

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

9 GILSON DRIVE 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

\$830,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$970,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 Jul 2025

to

30 Jun 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

12 CACAO COURT JUNCTION VILLAGE VIC 3977	\$785,000	24-Mar-26
4 RIVERRUN DRIVE BOTANIC RIDGE VIC 3977	\$930,000	06-Mar-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: 15 July 2026



12 CACAO COURT JUNCTION VILLAGE VIC 3977

 5  2  2

Sold Price

\$785,000

Sold Date

24-Mar-26

Distance

1.88km



4 RIVERRUN DRIVE BOTANIC RIDGE VIC 3977

 5  2  2

Sold Price

\$930,000

Sold Date

06-Mar-26

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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