Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 05/11/2026

Property offered for sale

Address
Including suburb and postcode: 25 Maintop Ridge, Botanic Ridge, Vic 3977

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
HOUSE	4	2	2	176	622

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

or

Range between $1,040,000 & $1,140,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.
[*Insert N/A if the property is not to be sold by auction or fixed-date sale*]

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $972,000 Property type: House Suburb: Botanic Ridge

Period: from 01/08/2026 to 31/10/2026 Source: PropTrack

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[*Insert N/A in blank sections*]

Comparable property 1

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 2

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

☒ **I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.**

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

[*Insert N/A if there were three comparable properties*]

A comprehensive search of recent market activity indicates a noticeable shortage of directly comparable, newly completed homes sold within Botanic Ridge. Because the subject property at 25 Maintop Ridge is a brand-new contemporary residence, local transactional evidence is naturally split: the broader precinct is dominated by established homes that carry varying levels of wear, depreciation, and older build specifications, making direct like-for-like comparisons difficult without adjusting for age and condition.

To provide transparent supporting evidence recent surrounding sales illustrate where the local market is actively trading for family-sized dwellings:

* 25 Altitude Drive, Botanic Ridge: Sold $1,031,000 (3 bed, 2 bath, 2 car on 720 m²) — provides a solid foundation for modern single-level living on a substantial allotment, reflecting strong buyer appetite for newer stock.

* 4 Knowland Grove, Botanic Ridge: Sold $1,100,000 (4 bed, 2 bath, 2 car) — sits right in the heart of our range, proving local transactional depth for quality family floorplans within the estate.

* 16 Knowland Grove, Botanic Ridge: Sold $1,120,000 (3 bed, 2 bath, 3 car) — reinforces that buyers will comfortably pay a premium above $1.1M for versatile, well-appointed layouts in this pocket.

* 37 Limeburner Grove, Botanic Ridge: Sold $1,155,000 (4 bed, 2 bath, 2 car) — defines the top end of the immediate trading corridor for established homes.

While these surrounding benchmark sales sit between $1.03M and $1.155M, none offer the turnkey advantage, modern building standards, and statutory warranties of a newly completed build.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$_____
Unconditional sale date	_____/_____/_____