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	25 Bottletree Road, Botanic Ridge, VIC 3977

Indicative selling price

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

Price Range	$795,000	&	$870,000

Median sale price

Median price	NA	Property Type	House	Suburb	Botanic Ridge (3977)
Period - From	01/07/2025	to	19/08/2025	Source	Price Finder

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

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
16 Espinoso Court, Botanic Ridge, Vic 3977	$945,000	23/07/2025
23 Riverwood Drive, Botanic Ridge, VIC 3977	$870,000	18/07/2025
22 BANKSIDE DRIVE, BOTANIC RIDGE VIC 3977	$795,500	23/07/2025

This Statement of Information was prepared on: 19/08/2025