

## 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

321 SMITHS LANE BOTANIC RIDGE VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,155,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$996,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 Sep 2025

to

31 Aug 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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 15 SUGARWOOD DRIVE BOTANIC RIDGE VIC 3977 | \$1,131,000 | 06-Aug-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: 14 September 2026

**15 SUGARWOOD DRIVE BOTANIC  
RIDGE VIC 3977**

Sold Price

**\$1,131,000**

Sold Date

**06-Aug-26**

4



2



2

Distance

**0.25km****RS** = Recent sale**UN** = Undisclosed Sale

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