

# 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

17 Ridgeline Drive, 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)

range between

\$1,045,000

&

\$1,140,000

### Median sale price

Median price

\$1,097,500

Property type

House

Suburb

Botanic Ridge

Period - From

01/02/2026

to

30/04/2026

Source



### 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 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
170 Settlers Run, Botanic Ridge, VIC 3977	\$1,050,000	18/03/2026
181 Settlers Run, Botanic Ridge, VIC 3977	\$1,150,000	15/01/2026
38 Callista Street, Botanic Ridge, VIC 3977	\$1,110,000	20/03/2026

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 six months.

This Statement of Information was prepared on: 26/05/2026