

## 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

23 BELVISTA WAY 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	\$919,500	&	\$984,500
--------------	--	---------------------	-----------	---	-----------

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$915,000	Property type	House	Suburb	Botanic Ridge
Period-from	01 Feb 2025	to	31 Jan 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
30 SHEARING SHED RISE BOTANIC RIDGE VIC 3977	\$940,000	25-Sep-25
99 STATION CREEK WAY BOTANIC RIDGE VIC 3977	\$950,000	26-Nov-25
23 SEAVIEW DRIVE BOTANIC RIDGE VIC 3977	\$975,000	21-Dec-25

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: 16 February 2026