

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

8 GREEN MIST CRESCENT 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Land

Suburb

Botanic Ridge

Period-from

01 Mar 2025

to

28 Feb 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

170 SETTLERS RUN BOTANIC RIDGE VIC 3977	\$1,050,000	06-Feb-19
31 APPLETREE RISE BOTANIC RIDGE VIC 3977	\$1,065,000	19-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.

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**170 SETTLERS RUN BOTANIC
RIDGE VIC 3977**

4 2 2

Sold Price

\$1,050,000

Sold Date

06-Feb-19

Distance

0.48km



**31 APPLETREE RISE BOTANIC
RIDGE VIC 3977**

3 2 2

Sold Price

\$1,065,000

Sold Date

19-Dec-25

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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