

## 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 ORIGIN AVENUE 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

\$999,000

&

\$1,065,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 Jun 2025

to

31 May 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 11 CELADON GROVE BOTANIC RIDGE VIC 3977 | \$1,010,000 | 01-Apr-26 |
| 10 HAYLOFT WAY BOTANIC RIDGE VIC 3977   | \$1,055,000 | 28-Feb-26 |
| 2 NECTAR ROAD BOTANIC RIDGE VIC 3977    | \$1,005,000 | 25-Jan-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.~~

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**11 CELADON GROVE BOTANIC  
RIDGE VIC 3977**

4 2 2

Sold Price <sup>RS</sup> **\$1,010,000** Sold Date **01-Apr-26**

Distance **0.56km**



**10 HAYLOFT WAY BOTANIC RIDGE  
VIC 3977**

4 3 2

Sold Price **\$1,055,000** Sold Date **28-Feb-26**

Distance **1.95km**



**2 NECTAR ROAD BOTANIC RIDGE  
VIC 3977**

4 2 2

Sold Price **\$1,005,000** Sold Date **25-Jan-26**

Distance **0.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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