

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

1 TAROOMA CLOSE 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

\$1,390,000

&

\$1,490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$942,500

Property type

House

Suburb

Botanic Ridge

Period-from

01 May 2025

to

30 Apr 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

8 TAROOMA CLOSE BOTANIC RIDGE VIC 3977	\$1,355,000	12-Mar-26
20 HAYLOFT WAY BOTANIC RIDGE VIC 3977	\$1,425,000	17-Feb-26
11 BOTANIC RIDGE BOULEVARD BOTANIC RIDGE VIC 3977	\$1,500,000	08-Feb-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: 08 May 2026



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8 TAROOMA CLOSE BOTANIC RIDGE VIC 3977

4 2 2

Sold Price ^{RS} **\$1,355,000** Sold Date **12-Mar-26**

Distance **0.09km**



20 HAYLOFT WAY BOTANIC RIDGE VIC 3977

4 2 2

Sold Price **\$1,425,000** Sold Date **17-Feb-26**

Distance **0.66km**



11 BOTANIC RIDGE BOULEVARD BOTANIC RIDGE VIC 3977

5 2 2

Sold Price ^{RS} **\$1,500,000** Sold Date **08-Feb-26**

Distance **1.28km**

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

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