

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

\$1,290,000

&

\$1,390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 Jul 2025

to

30 Jun 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 MINTBUSH CIRCUIT BOTANIC RIDGE VIC 3977	\$1,330,000	05-Mar-26
8 TAROOMA CLOSE BOTANIC RIDGE VIC 3977	\$1,355,000	18-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.

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**11 MINTBUSH CIRCUIT BOTANIC
RIDGE VIC 3977**

5 2 2

Sold Price **\$1,330,000** Sold Date **05-Mar-26**

Distance **0.75km**



**8 TAROOMA CLOSE BOTANIC
RIDGE VIC 3977**

4 2 2

Sold Price **\$1,355,000** Sold Date **18-Feb-26**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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