

## 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

15 SUGARWOOD DRIVE 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

\$1,169,000

&

\$1,249,000

### 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

34 MINTBUSH CIRCUIT BOTANIC RIDGE VIC 3977	\$1,177,000	28-Nov-25
4 MINTBUSH CIRCUIT BOTANIC RIDGE VIC 3977	\$1,235,000	30-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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Team Ringeri

M +61406353390

E team.ringeri@raywhite.com



**34 MINTBUSH CIRCUIT BOTANIC  
RIDGE VIC 3977**

4 2 2

Sold Price **\$1,177,000** Sold Date **28-Nov-25**

Distance **0.23km**



**4 MINTBUSH CIRCUIT BOTANIC  
RIDGE VIC 3977**

4 2 2

Sold Price <sup>RS</sup> **\$1,235,000** <sup>UN</sup> Sold Date **30-Jan-26**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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