

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

4 KNOWLAND GROVE 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

\$1,075,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$985,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 Sep 2025

to

31 Aug 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

16 KNOWLAND GROVE BOTANIC RIDGE VIC 3977	\$1,120,000	23-Jun-26
74 MAINTOP RIDGE BOTANIC RIDGE VIC 3977	\$1,140,000	11-Apr-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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**16 KNOWLAND GROVE BOTANIC
RIDGE VIC 3977**

3 2 3

Sold Price

\$1,120,000

Sold Date

23-Jun-26

Distance

0.09km



**74 MAINTOP RIDGE BOTANIC
RIDGE VIC 3977**

4 2 2

Sold Price

\$1,140,000

Sold Date

11-Apr-26

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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