

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

30 / 09 / 2026

Property offered for sale

Address
Including suburb and
postcode

44 RIVERWOOD DRIVE BOTANIC RIDGE VIC 3977

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
House	5	2	2	325.6 SQM	572 SQM

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

N/A

or

Range between

\$1,025,000

&

\$1,125,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

[Insert N/A if the property is not to be sold by auction or fixed-date sale]

Seller's reserve price

N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

\$996,000

Property type

House

Suburb

Botanic Ridge

Period: from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[Insert N/A in blank sections]

Comparable property 1

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 2

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

- ☐ I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

[Insert N/A if there were three comparable properties]

The agent has considered a number of recent sales within the broader Botanic Ridge market as supporting evidence when assessing the current market position of 44 Riverwood Drive, Botanic Ridge. However, the agent does not consider that there are sufficient sales within the required two-kilometre radius and preceding six-month period that are directly comparable to the subject property.

As part of the broader market assessment, the agent has identified five recent sales of properties offering **four to six bedrooms**, which achieved sale prices above **\$1,000,000**.

Relevant examples include:

- **8 Origin Avenue, Botanic Ridge – \$1,030,000** | 4 bed | 2 bath | 2 car | Approx. 400m² | Building Area: 289.71 SQM
- **52 Blue Lily Circuit, Junction Village – \$1,055,000** | 4 bed | 2 bath | 2 car | Approx. 647m² | | Building Area: 289.71 SQM
- **36 Callista Street, Botanic Ridge – \$1,120,000** | 4 bed | 2 bath | 2 car | Approx. 760m² | Building Area: 229.4 SQM
- **50 Bottletree Road, Botanic Ridge – \$1,140,000** | 5 bed | 2 bath | 2 car | Approx. 580m² | Building Area: 356.89 SQM
- **13 Gumleaf Place, Botanic Ridge – \$1,150,000** | 6 bed | 3 bath | 2 car | Approx. 469m² | Building Area: 318.5 SQM

While these sales provide useful supporting evidence for the agent's broader market assessment, they differ from the subject property to varying degrees in terms of **land size, accommodation, condition, presentation, features and overall offering**. In some instances, the agent considers the overall finish and presentation to be of a higher standard, while certain sales also fall outside the required two-kilometre radius and/or six-month period.

Accordingly, these sales have been considered as **broader supporting market evidence only** and have not been relied upon as direct comparable sales for the purposes of this Property Price Information Form.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	\$_____
Unconditional sale date	____/____/____