

## 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

25 ASHCOMBE TERRACE BOTANIC RIDGE VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

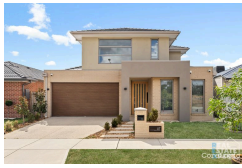
|   |             |           |
|---|-------------|-----------|
| 67 BELLTHORPE ROAD BOTANIC RIDGE VIC 3977 | \$1,050,000 | 17-Mar-25 |
| 7 WOODHAVEN STREET BOTANIC RIDGE VIC 3977 | \$1,050,000 | 04-Feb-25 |
| 16 ALTITUDE DRIVE BOTANIC RIDGE VIC 3977  | \$1,000,000 | 03-May-25 |

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: 17 June 2025

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**67 BELLTHORPE ROAD BOTANIC  
RIDGE VIC 3977**

 5  2  3

Sold Price

**\$1,050,000**

Sold Date

**17-Mar-25**

Distance

**1km**



**7 WOODHAVEN STREET BOTANIC  
RIDGE VIC 3977**

 4  2  2

Sold Price

Sold Date

**04-Feb-25**

Distance

**0.5km**



**16 ALTITUDE DRIVE BOTANIC  
RIDGE VIC 3977**

 4  2  2

Sold Price

<sup>RS</sup> **\$1,000,000**

Sold Date

**03-May-25**

Distance

**0.55km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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