

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

2 LOTUS DRIVE 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

\$1,595,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$902,500

Property type

House

Suburb

Botanic Ridge

Period-from

01 Jan 2025

to

31 Dec 2025

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

40 MAINTOP RIDGE BOTANIC RIDGE VIC 3977	\$1,450,000	27-Oct-25
1-2 RED ASH CLOSE BOTANIC RIDGE VIC 3977	\$1,675,000	21-Nov-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: 20 January 2026

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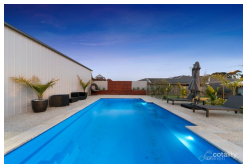


40 MAINTOP RIDGE BOTANIC
RIDGE VIC 3977

5 3 2

Sold Price ^{RS} **\$1,450,000** ^{UN} Sold Date **27-Oct-25**

Distance **0.83km**



1-2 RED ASH CLOSE BOTANIC
RIDGE VIC 3977

4 3 4

Sold Price **\$1,675,000** Sold Date **21-Nov-25**

Distance **0.96km**

RS = Recent sale UN = Undisclosed Sale

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