

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

17 Riverrun Drive, Botanic Ridge Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$620,000

&

\$640,000

Median sale price

Median price \$610,000

Property Type Townhouse

Suburb Botanic Ridge

Period - From 23/01/2025

to

22/01/2026

Source

Property Data

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 six 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
1	42B Hummingbird Dr BOTANIC RIDGE 3977	\$645,000	10/12/2025
2	21 Riverrun Dr BOTANIC RIDGE 3977	\$630,000	23/10/2025
3	153 Riverwood Dr JUNCTION VILLAGE 3977	\$640,000	06/11/2025

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 six months.~~

This Statement of Information was prepared on:

23/01/2026 08:19

17 Riverrun Drive, Botanic Ridge Vic 3977



3 2 2

Property Type: Land
Land Size: 217 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$640,000
Median Townhouse Price
23/01/2025 - 22/01/2026: \$610,000

Comparable Properties

42B Hummingbird Dr BOTANIC RIDGE 3977 (REI)

Agent Comments

3 2 2

Price: \$645,000
Method:
Date: 10/12/2025
Property Type: Townhouse (Single)

21 Riverrun Dr BOTANIC RIDGE 3977 (REI)

Agent Comments

4 2 2

Price: \$630,000
Method:
Date: 23/10/2025
Property Type: Townhouse (Single)



153 Riverwood Dr JUNCTION VILLAGE 3977 (REI/VG)

Agent Comments

3 2 2

Price: \$640,000
Method: Private Sale
Date: 06/11/2025
Property Type: Townhouse (Single)
Land Size: 156 sqm approx

Account - Grant Perry Real Estate



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