

## 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](http://consumer.vic.gov.au/underquoting)

Range between  &

### Median sale price

Median price  Property Type  Suburb   
Period - From  to  Source

### 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:



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**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

**Price:** \$645,000

**Method:**

**Date:** 10/12/2025

**Property Type:** Townhouse (Single)

### 21 Riverrun Dr BOTANIC RIDGE 3977 (REI)



Agent Comments

**Price:** \$630,000

**Method:**

**Date:** 23/10/2025

**Property Type:** Townhouse (Single)



### 153 Riverwood Dr JUNCTION VILLAGE 3977 (REI/VG)



Agent Comments

**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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