

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

41 ASHCOMBE TERRACE 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

\$865,000

&

\$945,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$985,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 Aug 2025

to

31 Jul 2026

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

19 CORNFLOWER RISE BOTANIC RIDGE VIC 3977	\$1,195,000	13-Jun-26
1 TEAK STREET BOTANIC RIDGE VIC 3977	\$1,202,000	19-Jun-26
9 CELADON GROVE BOTANIC RIDGE VIC 3977	\$930,000	28-Apr-26

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: 08 August 2026

Michelle Stephens

M 0417 352 644

E michelle.stephens@obre.com.au



**19 CORNFLOWER RISE BOTANIC
RIDGE VIC 3977**

 4  2  2

Sold Price

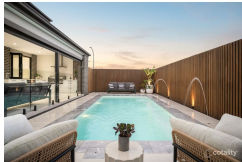
\$1,195,000

Sold Date

13-Jun-26

Distance

0.98km



**1 TEAK STREET BOTANIC RIDGE
VIC 3977**

 4  2  2

Sold Price

^{RS} **\$1,202,000**

Sold Date

19-Jun-26

Distance

0.54km



**9 CELADON GROVE BOTANIC
RIDGE VIC 3977**

 4  2  2

Sold Price

\$930,000

Sold Date

28-Apr-26

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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