

# 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 1 Echidna Parade, 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 \$620,000 & \$680,000

### Median sale price

Median price \$972,500 Property type House Suburb Botanic Ridge

Period - From 01/05/2025 to 30/04/2026 Source  PropTrack

### 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
3 Orchard Park Drive, Botanic Ridge, VIC 3977	\$650,000	01/04/2026
42B Hummingbird Drive, Botanic Ridge, VIC 3977	\$645,000	03/12/2025
12 Riverwood Drive, Botanic Ridge, VIC 3977	\$650,000	26/02/2026

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: 28/05/2026