

## 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

31 SYMPHONY PARKWAY JUNCTION VILLAGE VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,120,000

&

\$1,220,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Junction Village

Period-from

01 Mar 2025

to

28 Feb 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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 1 ESSENCE RISE BOTANIC RIDGE VIC 3977      | \$1,200,000 | 30-Jan-25 |
| 10 VILLERMONT DRIVE BOTANIC RIDGE VIC 3977 | \$1,115,000 | 04-Feb-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: 18 March 2026



**1 ESSENCE RISE BOTANIC RIDGE  
VIC 3977**

 4  2  2

Sold Price

**\$1,200,000**

Sold Date

**30-Jan-25**

Distance

**0.78km**



**10 VILLERMONT DRIVE BOTANIC  
RIDGE VIC 3977**

 4  2  2

Sold Price

<sup>RS</sup> **\$1,115,000**

Sold Date

**04-Feb-26**

Distance

**0.88km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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