

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 TUCKER PLACE CAROLINE SPRINGS VIC 3023

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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Oct 2024

to

30 Sep 2025

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

3 PHOENIX GROVE FRASER RISE VIC 3336	\$640,000	12-May-25
6 GARDENIA WAY CAROLINE SPRINGS VIC 3023	\$637,000	12-Jul-25
10 FLOREY AVENUE FRASER RISE VIC 3336	\$635,000	04-Oct-25

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: 21 October 2025


**3 PHOENIX GROVE FRASER RISE
VIC 3336**
 3  2  1

Sold Price

\$640,000

Sold Date

12-May-25

Distance

1.93km

**6 GARDENIA WAY CAROLINE
SPRINGS VIC 3023**
 3  1  1

Sold Price

\$637,000

Sold Date

12-Jul-25

Distance

1.99km

**10 FLOREY AVENUE FRASER RISE
VIC 3336**
 3  2  -

Sold Price

^{RS} **\$635,000**

Sold Date

04-Oct-25

Distance

1.31km
RS = Recent sale

UN = Undisclosed Sale

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