

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

10 EDGBASTON PARADE 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

\$699,000

&

\$749,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,750

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

62 BUSHY PARK AVENUE CAROLINE SPRINGS VIC 3023	\$733,000	11-Sep-25
5 HINCHINBROOK CLOSE CAROLINE SPRINGS VIC 3023	\$707,000	28-Jun-25
17 SPRINGFIELD CLOSE CAROLINE SPRINGS VIC 3023	\$720,000	09-Jul-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: 01 October 2025

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**62 BUSHY PARK AVENUE
CAROLINE SPRINGS VIC 3023**

 3  2  2

Sold Price

^{RS}

\$733,000

Sold Date

11-Sep-25

Distance

0.2km



**5 HINCHINBROOK CLOSE
CAROLINE SPRINGS VIC 3023**

 3  2  2

Sold Price

\$707,000

Sold Date

28-Jun-25

Distance

1.33km



**17 SPRINGFIELD CLOSE CAROLINE
SPRINGS VIC 3023**

 3  2  2

Sold Price

\$720,000

Sold Date

09-Jul-25

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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