

## 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

11 GIRRAWEE PLACE CAROLINE SPRINGS VIC 3023

### 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

\$840,000

&

\$880,000

### 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 9 LODDON CLOSE CAROLINE SPRINGS VIC 3023     | \$890,000 | 05-May-25 |
| 52 CHISHOLM DRIVE CAROLINE SPRINGS VIC 3023  | \$860,000 | 07-Apr-25 |
| 9 HAMMERSLEY PLACE CAROLINE SPRINGS VIC 3023 | \$850,000 | 17-Sep-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: 06 October 2025



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**9 LODDON CLOSE CAROLINE SPRINGS VIC 3023**

3 2 2

Sold Price **\$890,000** Sold Date **05-May-25**

Distance **1.29km**



**52 CHISHOLM DRIVE CAROLINE SPRINGS VIC 3023**

4 2 2

Sold Price **\$860,000** Sold Date **07-Apr-25**

Distance **1.78km**



**9 HAMMERSLEY PLACE CAROLINE SPRINGS VIC 3023**

3 2 2

Sold Price <sup>RS</sup> **\$850,000** Sold Date **17-Sep-25**

Distance **0.33km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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