

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 IRWIN GARDENS 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Aug 2024

to

31 Jul 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

42 CENTRAL PARKWAY CAROLINE SPRINGS VIC 3023	\$915,000	06-Aug-25
4 THE AVENUE CAROLINE SPRINGS VIC 3023	\$808,000	31-May-25
44 ARROYO PLACE CAROLINE SPRINGS VIC 3023	\$825,000	24-May-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: 08 August 2025

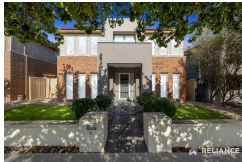


42 CENTRAL PARKWAY CAROLINE SPRINGS VIC 3023

^{RS} Sold Price **\$915,000** Sold Date **06-Aug-25**

4 3 2

Distance **0.08km**



4 THE AVENUE CAROLINE SPRINGS VIC 3023

Sold Price **\$808,000** Sold Date **31-May-25**

4 2 2

Distance **0.46km**



44 ARROYO PLACE CAROLINE SPRINGS VIC 3023

Sold Price **\$825,000** Sold Date **24-May-25**

4 2 2

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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