

# 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

2/17-21 Cobaw Circuit, 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)

range between

\$540,000

&

\$570,000

### Median sale price

Median price

\$740,000

Property type

House

Suburb

Caroline Springs

Period - From

01/06/2024

to

31/05/2025

Source



PropTrack

### 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 six 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
39 Amberlea Circuit, Taylors Hill, VIC 3037	\$562,000	08/04/2025
63 Malone Circuit, Deanside, VIC 3336	\$570,000	25/04/2025
27 Lockwood Court, Fraser Rise, VIC 3336	\$550,000	16/01/2025

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 six months.~~

This Statement of Information was prepared on: 13/06/2025