

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

2/23 Carol Grove, Tullamarine

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range Between

\$640,000

 &

\$680,000

Median sale priceMedian price

\$625,000

 Property type

Townhouse

 Suburb

Tullamarine

Period - From

1/04/2025

 to

30/06/2025

 Source

REIV

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 |
|--|-----------|--------------|
| 1. 3/23 Carol Grove, Tullamarine | \$694,000 | 15/03/2025 |
| 2. 1/56 Broadmeadows Road, Tullamarine | \$685,000 | 21/03/2025 |
| 3. 4/12 Broadmeadows Road, Tullamarine | \$670,000 | 23/08/2025 |

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:

10/09/2025

Comparable properties



\$694,000

3/23 Carol Grove, Tullamarine, Victoria

DATE: 15/03/2025

PROPERTY TYPE: TOWNHOUSE

 3  2
 1  sqm x



\$685,000

1/56 Broadmeadows Road, Tullamarine, Victoria

DATE: 21/03/2025

PROPERTY TYPE: TOWNHOUSE

 3  2
 1  sqm



\$670,000

4/12 Broadmeadows Road, Tullamarine, Victoria

DATE: 23/08/2025

PROPERTY TYPE: TOWNHOUSE

 3  2
 1  sqm

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21 days on market



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