

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 LIND PLACE 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Jan 2025

to

31 Dec 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

| | | |
|--|-----------|-----------|
| 54 SPRINGLAKE AVENUE CAROLINE SPRINGS VIC 3023 | \$745,000 | 31-Dec-25 |
| 7 BLENHEIM WAY CAROLINE SPRINGS VIC 3023 | \$748,000 | 06-Sep-25 |
| 3 COBBLESTONE GREEN CAROLINE SPRINGS VIC 3023 | \$741,000 | 23-Dec-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: 22 January 2026



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**54 SPRINGLAKE AVENUE
 CAROLINE SPRINGS VIC 3023**

3 2 2

Sold Price ^{RS} **\$745,000** Sold Date **31-Dec-25**

Distance **0.21km**



**7 BLENHEIM WAY CAROLINE
 SPRINGS VIC 3023**

3 2 1

Sold Price **\$748,000** Sold Date **06-Sep-25**

Distance **1.2km**



**3 COBBLESTONE GREEN
 CAROLINE SPRINGS VIC 3023**

3 2 1

Sold Price ^{RS} **\$741,000** Sold Date **23-Dec-25**

Distance **1.28km**

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

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