Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 02/11/2026

Property offered for sale

Address
Including suburb and postcode: 22 Cullen Terrace, Caroline Springs Vic 3023

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	2	2	208m2	561

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $750,000 & $795,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $810,000 | Property type House | Suburb Caroline Springs

Period: from 02/11/2025 to 01/11/2026 | Source Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	14 Lunar Way FRASER RISE 3336		
Sale price	$771,000	Date of sale	11/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	4	173	522

Comparable property 2

Address	9 Heysen Pwy CAROLINE SPRINGS 3023		
Sale price	$815,000	Date of sale	26/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	2	2	197	540

Comparable property 3

Address	10 Elsternwick St CAROLINE SPRINGS 3023		
Sale price	$760,000	Date of sale	20/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	2	2	279	448

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=b12cc92715f3fb15bd50bfa2e70f849f

22 Cullen Terrace, Caroline Springs Vic 3023



3 2 2

Rooms: 6
Property Type: House
Land Size: 561 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $795,000
Median House Price
02/11/2025 - 01/11/2026: $810,000

Comparable Properties



14 Lunar Way FRASER RISE 3336 (REI)

4 2 4

Price: $771,000
Method: Private Sale
Date: 11/07/2026
Property Type: House (Res)
Land Size: 522 sqm approx

Agent Comments

1 Extra bedroom, Good use of Land for Building.



9 Heysen Pwy CAROLINE SPRINGS 3023 (REI)

3 2 2

Price: $815,000
Method: Private Sale
Date: 26/06/2026
Property Type: House
Land Size: 540 sqm approx

Agent Comments

Very similar,Build Date 2004 and Land Size.

10 Elsternwick St CAROLINE SPRINGS 3023 (REI)

3 2 2

Price: $760,000
Method: Auction Sale
Date: 20/06/2026
Property Type: House (Res)
Land Size: 448 sqm approx

Agent Comments

Smaller Land Size,Good floor plan.

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044

REIV THE DIFFERENCE

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