

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

244/73 LAKE STREET 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

\$475,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

155/73 LAKE STREET CAROLINE SPRINGS VIC 3023	\$500,000	16-Jun-25
201/184 THE ESPLANADE CAROLINE SPRINGS VIC 3023	\$456,000	15-Jun-25
9/1 WOODWARD WAY CAROLINE SPRINGS VIC 3023	\$465,000	28-Apr-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: 11 July 2025



155/73 LAKE STREET CAROLINE SPRINGS VIC 3023

2 2 1

Sold Price

^{RS} **\$500,000**

Sold Date

16-Jun-25

Distance

0km



201/184 THE ESPLANADE CAROLINE SPRINGS VIC 3023

2 2 1

Sold Price

^{RS} **\$456,000**

Sold Date

15-Jun-25

Distance

0.36km



9/1 WOODWARD WAY CAROLINE SPRINGS VIC 3023

2 2 -

Sold Price

\$465,000

Sold Date

28-Apr-25

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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