

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

3 COBBLESTONE GREEN 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Dec 2024

to

30 Nov 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

39 BROADWAY CAROLINE SPRINGS VIC 3023	\$735,000	19-Nov-25
7 BLENHEIM WAY CAROLINE SPRINGS VIC 3023	\$748,000	06-Sep-25
29 HERRINGTON TURN CAROLINE SPRINGS VIC 3023	\$705,000	27-Jul-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: 09 December 2025

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39 BROADWAY CAROLINE SPRINGS VIC 3023

 3  2  1

Sold Price

^{RS}

\$735,000

Sold Date

19-Nov-25

Distance

1.66km



7 BLENHEIM WAY CAROLINE SPRINGS VIC 3023

 3  2  1

Sold Price

\$748,000

Sold Date

06-Sep-25

Distance

0.94km



29 HERRINGTON TURN CAROLINE SPRINGS VIC 3023

 3  2  1

Sold Price

\$705,000

Sold Date

27-Jul-25

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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