

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

32/79 LANCEFIELD DRIVE 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Jul 2025

to

30 Jun 2026

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

30/79 LANCEFIELD DRIVE CAROLINE SPRINGS VIC 3023	\$590,000	02-Mar-26
21/69-77 LANCEFIELD DRIVE CAROLINE SPRINGS VIC 3023	\$560,000	26-May-26
2/79 LANCEFIELD DRIVE CAROLINE SPRINGS VIC 3023	\$540,000	16-Jul-26

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: 21 July 2026



**30/79 LANCEFIELD DRIVE
CAROLINE SPRINGS VIC 3023**

 3  2  2

Sold Price **\$590,000** Sold Date **02-Mar-26**

Distance **0.02km**



**21/69-77 LANCEFIELD DRIVE
CAROLINE SPRINGS VIC 3023**

 3  2  2

Sold Price **\$560,000** Sold Date **26-May-26**

Distance **0.09km**



**2/79 LANCEFIELD DRIVE
CAROLINE SPRINGS VIC 3023**

 3  2  2

Sold Price ^{RS} **\$540,000** Sold Date **16-Jul-26**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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