

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

37 DOBELL CRESCENT 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

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

7 BUNYIP WALK CAROLINE SPRINGS VIC 3023	\$790,000	08-Jul-25
12 STRUTT PLACE CAROLINE SPRINGS VIC 3023	\$790,000	10-Jul-25
11 HOLCOLME STREET CAROLINE SPRINGS VIC 3023	\$785,000	25-Mar-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.~~

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7 BUNYIP WALK CAROLINE SPRINGS VIC 3023

 4  2  2

Sold Price

^{RS}

\$790,000

Sold Date

08-Jul-25

Distance

1.35km



12 STRUTT PLACE CAROLINE SPRINGS VIC 3023

 3  2  2

Sold Price

Sold Date

10-Jul-25

Distance

0.11km



11 HOLCOLME STREET CAROLINE SPRINGS VIC 3023

 3  2  2

Sold Price

\$785,000

Sold Date

25-Mar-25

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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