

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

4 BECKETT 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

\$590,000

&

\$640,000

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

6 GARDENIA WAY CAROLINE SPRINGS VIC 3023	\$637,000	12-Jul-25
20 HOLMES WAY CAROLINE SPRINGS VIC 3023	\$640,000	30-Aug-25
5 ORRONG PARADE CAROLINE SPRINGS VIC 3023	\$637,000	02-Dec-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: 08 December 2025


6 GARDENIA WAY CAROLINE SPRINGS VIC 3023

 3
  1
  1

Sold Price **\$637,000** Sold Date **12-Jul-25**

Distance **0.97km**


20 HOLMES WAY CAROLINE SPRINGS VIC 3023

 3
  1
  1

Sold Price **\$640,000** Sold Date **30-Aug-25**

Distance **1.71km**


5 ORRONG PARADE CAROLINE SPRINGS VIC 3023

 3
  1
  1

Sold Price ^{RS} **\$637,000** Sold Date **02-Dec-25**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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