

## 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

410/9 COMMERCIAL ROAD CAROLINE SPRINGS VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$496,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Jun 2024

to

31 May 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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 202/9 COMMERCIAL ROAD CAROLINE SPRINGS VIC 3023 | \$420,000 | 24-Feb-25 |
| 212/9 COMMERCIAL ROAD CAROLINE SPRINGS VIC 3023 | \$420,000 | 28-Feb-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: 13 June 2025



**202/9 COMMERCIAL ROAD  
CAROLINE SPRINGS VIC 3023**

 2  1  1

Sold Price

**\$420,000**

Sold Date **24-Feb-25**

Distance

**0km**



**212/9 COMMERCIAL ROAD  
CAROLINE SPRINGS VIC 3023**

 2  1  1

Sold Price

Sold Date **28-Feb-25**

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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