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	6 HOLCOLME STREET 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	$1,080,000	&	$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$749,500	Property type	House	Suburb	Caroline Springs
Period-from	01 Nov 2024	to	31 Oct 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
5 MERRIGUM CRESCENT CAROLINE SPRINGS VIC 3023	$1,180,000	12-Nov-24
31 GARDENIA WAY CAROLINE SPRINGS VIC 3023	$1,125,000	21-Oct-25
41 GARDENIA WAY CAROLINE SPRINGS VIC 3023	$1,080,000	10-Sep-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: 18 November 2025

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5 MERRIGUM CRESCENT CAROLINE SPRINGS VIC 3023

5 3 2

Sold Price **$1,180,000** Sold Date **12-Nov-24**

Distance **0.19km**

31 GARDENIA WAY CAROLINE SPRINGS VIC 3023

5 3 2

Sold Price RS **$1,125,000** Sold Date **21-Oct-25**

Distance **0.43km**

41 GARDENIA WAY CAROLINE SPRINGS VIC 3023

4 2 2

Sold Price RS **$1,080,000** Sold Date **10-Sep-25**

Distance **0.5km**

83 BOTANICAL DRIVE CAROLINE SPRINGS VIC 3023

4 2 2

Sold Price **$1,110,000** Sold Date **01-Sep-25**

Distance **0.82km**

RS = Recent sale **UN** = Undisclosed Sale

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