

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

72 CHISHOLM 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

\$820,000

or range
between

&

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

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

9 NIEWAND AVENUE BURNSIDE VIC 3023	\$837,500	20-Jul-24
6 CUTHBERT PLACE BURNSIDE VIC 3023	\$790,000	07-Jul-25
32 NORTHAMPTON CRESCENT CAROLINE SPRINGS VIC 3023	\$853,000	16-Nov-24

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: 22 July 2025


**9 NIEWAND AVENUE BURNSIDE
VIC 3023**

Sold Price

\$837,500

Sold Date

20-Jul-24
 4  2  2

Distance

0.34km

**6 CUTHBERT PLACE BURNSIDE VIC
3023**

Sold Price

^{RS} **\$790,000**

Sold Date

07-Jul-25
 4  2  2

Distance

0.35km

**32 NORTHAMPTON CRESCENT
CAROLINE SPRINGS VIC 3023**

Sold Price

\$853,000

Sold Date

16-Nov-24
 4  2  2

Distance

0.23km
RS = Recent sale

UN = Undisclosed Sale

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