

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

8/25 BOATHOUSE 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

or range
between

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Aug 2024

to

31 Jul 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

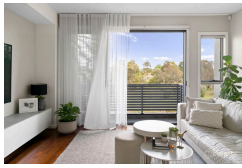
Date of sale

11/13 GREVILLE STREET CAROLINE SPRINGS VIC 3023	\$655,000	23-Feb-25
3/156 THE ESPLANADE CAROLINE SPRINGS VIC 3023	\$725,000	23-Dec-24
30 WARNER WAY CAROLINE SPRINGS VIC 3023	\$690,000	12-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: 04 August 2025



11/13 GREVILLE STREET CAROLINE SPRINGS VIC 3023

3 3 1

Sold Price

\$655,000

Sold Date

23-Feb-25

Distance

0.78km



3/156 THE ESPLANADE CAROLINE SPRINGS VIC 3023

4 3 2

Sold Price

\$725,000

Sold Date

23-Dec-24

Distance

0.16km



30 WARNER WAY CAROLINE SPRINGS VIC 3023

3 3 2

Sold Price

^{RS} **\$690,000**

Sold Date

12-Feb-25

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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