

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

9 CONDER PLACE 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

\$750,000

&

\$799,000

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

3 ALEXANDRA GARDENS CAROLINE SPRINGS VIC 3023	\$782,000	07-Nov-25
4 STRADBROKE GARDENS CAROLINE SPRINGS VIC 3023	\$790,000	21-Jul-25
12 COOK STREET CAROLINE SPRINGS VIC 3023	\$788,000	24-Jun-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: 11 December 2025



3 ALEXANDRA GARDENS CAROLINE SPRINGS VIC 3023

 4  2  2

Sold Price

^{RS}
\$782,000

Sold Date

07-Nov-25

Distance

2.16km


4 STRADBROKE GARDENS CAROLINE SPRINGS VIC 3023

 4  2  2

Sold Price

\$790,000

Sold Date

21-Jul-25

Distance

2.62km


12 COOK STREET CAROLINE SPRINGS VIC 3023

 4  2  2

Sold Price

\$788,000

Sold Date

24-Jun-25

Distance

2.24km
RS = Recent sale

UN = Undisclosed Sale

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