

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 BROADWAY 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

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,750

Property type

House

Suburb

Caroline Springs

Period-from

01 Sep 2024

to

31 Aug 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

6 CENTRAL PARKWAY CAROLINE SPRINGS VIC 3023	\$782,000	06-Mar-25
4 STRADBROKE GARDENS CAROLINE SPRINGS VIC 3023	\$795,000	07-Aug-25
21 BEACONSFIELD LANE CAROLINE SPRINGS VIC 3023	\$765,000	03-Aug-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: 24 September 2025

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6 CENTRAL PARKWAY CAROLINE SPRINGS VIC 3023

Sold Price

\$782,000

Sold Date

06-Mar-25

 3

 2

 2

Distance

0.21km



4 STRADBROKE GARDENS CAROLINE SPRINGS VIC 3023

Sold Price

^{RS} **\$795,000**

Sold Date

07-Aug-25

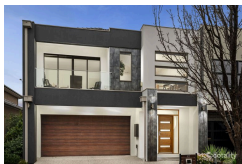
 3

 2

 2

Distance

0.29km



21 BEACONSFIELD LANE CAROLINE SPRINGS VIC 3023

Sold Price

\$765,000

Sold Date

03-Aug-24

 3

 2

 2

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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