

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

5 COMO GLEN 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

\$950,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

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

16 LINDLEY AVENUE CAROLINE SPRINGS VIC 3023	\$954,000	29-Sep-25
31 CASSAN WAY CAROLINE SPRINGS VIC 3023	\$950,000	10-May-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: 05 November 2025

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16 LINDLEY AVENUE CAROLINE SPRINGS VIC 3023

 4  2  2

Sold Price

^{RS}

\$954,000

Sold Date

29-Sep-25

Distance

0.68km



31 CASSAN WAY CAROLINE SPRINGS VIC 3023

 4  2  2

Sold Price

\$950,000

Sold Date

10-May-25

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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