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	39 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	$700,000	&	$750,000

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.

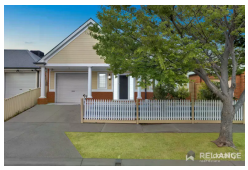
Address of comparable property	Price	Date of sale
9 COMO GLEN CAROLINE SPRINGS VIC 3023	$725,000	24-Oct-25
35 KOROROIT APPROACH CAROLINE SPRINGS VIC 3023	$720,500	29-May-25
3 SHARROCK CLOSE CAROLINE SPRINGS VIC 3023	$720,500	24-May-25

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: 06 November 2025

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9 COMO GLEN CAROLINE SPRINGS VIC 3023

3 2 -

Sold Price RS $725,000 Sold Date 24-Oct-25

Distance 0.84km



35 KORODROIT APPROACH CAROLINE SPRINGS VIC 3023

3 2 1

Sold Price $720,500 Sold Date 29-May-25

Distance 1.02km



3 SHARROCK CLOSE CAROLINE SPRINGS VIC 3023

3 2 1

Sold Price Sold Date 24-May-25

Distance 1.62km

RS = Recent sale **UN** = Undisclosed Sale

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