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	147/73 LAKE STREET 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	$470,000	&	$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	Unit	Suburb	Caroline Springs
Period-from	01 Oct 2024	to	30 Sep 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
155/73 LAKE STREET CAROLINE SPRINGS VIC 3023	$500,000	12-Jun-25
254/73 LAKE STREET CAROLINE SPRINGS VIC 3023	$500,000	16-Jun-25
2/76 THE ESPLANADE CAROLINE SPRINGS VIC 3023	$485,000	06-Oct-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: 22 October 2025

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155/73 LAKE STREET CAROLINE SPRINGS VIC 3023

2 2 1

Sold Price **$500,000** Sold Date **12-Jun-25**

Distance **0km**



254/73 LAKE STREET CAROLINE SPRINGS VIC 3023

2 2 1

Sold Price Sold Date **16-Jun-25**

Distance **0km**



2/76 THE ESPLANADE CAROLINE SPRINGS VIC 3023

2 2 1

Sold Price RS **$485,000** UN Sold Date **06-Oct-25**

Distance **0.6km**

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

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