

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

7 OAKVIEW PARADE 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	&	\$800,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$749,500	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
7 BUNYIP WALK CAROLINE SPRINGS VIC 3023	\$790,000	18-Jun-25
24 GLEN DROUITT DRIVE CAROLINE SPRINGS VIC 3023	\$770,000	10-Sep-25
5 GREAT BARR CRESCENT CAROLINE SPRINGS VIC 3023	\$280,000	18-Aug-03

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: 01 December 2025



7 BUNYIP WALK CAROLINE SPRINGS VIC 3023

 4  2  2

Sold Price

\$790,000 Sold Date 18-Jun-25

Distance 0.28km



24 GLEN DROUITT DRIVE CAROLINE SPRINGS VIC 3023

 4  2  2

Sold Price

\$770,000 Sold Date 10-Sep-25

Distance 0.62km



5 GREAT BARR CRESCENT CAROLINE SPRINGS VIC 3023

 4  2  2

Sold Price

\$280,000 Sold Date 18-Aug-03

Distance 3.2km

RS = Recent sale UN = Undisclosed Sale

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