

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$800,000

### 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

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### 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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