

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

36 ST VINCENT WAY 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	\$690,000	&	\$730,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$755,000	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
6 MUSCAT AVENUE BURNSIDE HEIGHTS VIC 3023	\$701,000	11-Dec-25
16 CLEMENTSON DRIVE CAROLINE SPRINGS VIC 3023	\$693,000	17-Apr-25
9 COMO GLEN CAROLINE SPRINGS VIC 3023	\$725,000	13-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: 17 December 2025



6 MUSCAT AVENUE BURNSIDE
HEIGHTS VIC 3023

 3  2  1

Sold Price

^{RS} \$701,000 Sold Date 11-Dec-25

Distance 1.08km



16 CLEMENTSON DRIVE CAROLINE SPRINGS VIC 3023

 3  2  1

Sold Price \$693,000 Sold Date 17-Apr-25

Distance 0.68km



9 COMO GLEN CAROLINE SPRINGS VIC 3023

 3  2  1

Sold Price \$725,000 Sold Date 13-Oct-25

Distance 0.25km

RS = Recent sale UN = Undisclosed Sale

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