

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

9 PALFREY GREEN 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

\$780,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Feb 2025

to

31 Jan 2026

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 BLENHEIM WAY CAROLINE SPRINGS VIC 3023	\$748,000	06-Sep-25
9 LAMBERTIA LOOP CAROLINE SPRINGS VIC 3023	\$710,000	17-Jan-26

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: 27 February 2026



7 BLENHEIM WAY CAROLINE SPRINGS VIC 3023

 3  2  1

Sold Price **\$748,000** Sold Date **06-Sep-25**

Distance **0.53km**



9 LAMBERTIA LOOP CAROLINE SPRINGS VIC 3023

 3  2  1

Sold Price **\$710,000** Sold Date **17-Jan-26**

Distance **1.72km**

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

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