

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 CRANWELL SQUARE 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

\$720,000

&

\$760,000

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

62 BUSHY PARK AVENUE CAROLINE SPRINGS VIC 3023	\$733,000	02-Sep-25
26 GOODENIA WAY CAROLINE SPRINGS VIC 3023	\$736,000	29-Jan-26
10 CRANWELL SQUARE CAROLINE SPRINGS VIC 3023	\$767,000	22-Nov-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: 27 February 2026

**62 BUSHY PARK AVENUE
CAROLINE SPRINGS VIC 3023**

3 2 2

Sold Price **\$733,000** Sold Date **02-Sep-25**Distance **1.95km****26 GOODENIA WAY CAROLINE
SPRINGS VIC 3023**

3 2 2

Sold Price ^{RS} **\$736,000** Sold Date **29-Jan-26**Distance **1.69km****10 CRANWELL SQUARE CAROLINE
SPRINGS VIC 3023**

3 2 2

Sold Price **\$767,000** Sold Date **22-Nov-25**Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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