

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

107/184 THE ESPLANADE 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

\$465,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Apr 2025

to

31 Mar 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

244/73 LAKE STREET CAROLINE SPRINGS VIC 3023	\$485,000	14-Nov-25
147/73 LAKE STREET CAROLINE SPRINGS VIC 3023	\$485,000	16-Dec-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: 07 April 2026

**244/73 LAKE STREET CAROLINE SPRINGS VIC 3023**

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Sold Price

\$485,000Sold Date **14-Nov-25**Distance **0.36km****147/73 LAKE STREET CAROLINE SPRINGS VIC 3023**

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Sold Price

Sold Date **16-Dec-25**Distance **0.36km****RS** = Recent sale**UN** = Undisclosed Sale

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