

## 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

10 WESTERFOLDS TERRACE 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

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$782,000

Property type

House

Suburb

Caroline Springs

Period-from

01 May 2025

to

30 Apr 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

4 BUCKLEY WAY CAROLINE SPRINGS VIC 3023	\$810,000	05-Dec-24
31 BOTANICAL DRIVE CAROLINE SPRINGS VIC 3023	\$845,000	10-Feb-25
5 COMO GLEN CAROLINE SPRINGS VIC 3023	\$845,000	30-Mar-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: 05 May 2026



**4 BUCKLEY WAY CAROLINE SPRINGS VIC 3023**

 4  2  2

Sold Price **\$810,000** Sold Date **05-Dec-24**

Distance **0.31km**



**31 BOTANICAL DRIVE CAROLINE SPRINGS VIC 3023**

 4  2  2

Sold Price **\$845,000** Sold Date **10-Feb-25**

Distance **0.32km**



**5 COMO GLEN CAROLINE SPRINGS VIC 3023**

 4  2  2

Sold Price <sup>RS</sup> **\$845,000** Sold Date **30-Mar-26**

Distance **0.63km**

RS = Recent sale      UN = Undisclosed Sale

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