

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

5 DALY CIRCUIT 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Jul 2025

to

30 Jun 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

3 HOLCOLME STREET CAROLINE SPRINGS VIC 3023	\$795,000	25-Mar-26
5 COBAW CIRCUIT CAROLINE SPRINGS VIC 3023	\$770,000	28-Mar-26
26 BROADHURST WAY CAROLINE SPRINGS VIC 3023	\$749,800	19-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: 06 July 2026



3 HOLCOLME STREET CAROLINE SPRINGS VIC 3023

 3  2  2

Sold Price

\$795,000

Sold Date

25-Mar-26

Distance

1.54km



5 COBAW CIRCUIT CAROLINE SPRINGS VIC 3023

 3  2  2

Sold Price

\$770,000

Sold Date

28-Mar-26

Distance

1.44km



26 BROADHURST WAY CAROLINE SPRINGS VIC 3023

 3  2  2

Sold Price

\$749,800

Sold Date

19-Mar-26

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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