

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

4/17-21 COBAW 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Oct 2024

to

30 Sep 2025

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

34/79 LANCEFIELD DRIVE CAROLINE SPRINGS VIC 3023	505000	17-Jul-25
19/79 LANCEFIELD DRIVE CAROLINE SPRINGS VIC 3023	515000	23-Jun-25
5/5 STRATHVEA LANE CAROLINE SPRINGS VIC 3023	512000	06-Oct-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: 16 October 2025

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**34/79 LANCEFIELD DRIVE
CAROLINE SPRINGS VIC 3023**

3 2 2

Sold Price **505000** Sold Date **17-Jul-25**

Distance **1.25km**



**19/79 LANCEFIELD DRIVE
CAROLINE SPRINGS VIC 3023**

3 2 2

Sold Price **515000** Sold Date **23-Jun-25**

Distance **1.25km**



**5/5 STRATHVEA LANE CAROLINE
SPRINGS VIC 3023**

3 2 2

Sold Price ^{RS} **512000** ^{UN} Sold Date **06-Oct-25**

Distance **0.09km**

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

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