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	30 THE GRANGE 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	$1,250,000	&	$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$749,500	Property type	House	Suburb	Caroline Springs
Period-from	01 Nov 2024	to	31 Oct 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
7 HERRING LOOP CAROLINE SPRINGS VIC 3023	$1,280,000	18-Oct-25
32 THE RIDGE CAROLINE SPRINGS VIC 3023	$1,250,000	30-Jul-25
12 ASTHIMA WAY CAROLINE SPRINGS VIC 3023	$1,151,130	09-Aug-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: 26 November 2025

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7 HERRING LOOP CAROLINE SPRINGS VIC 3023

4 4 2

Sold Price RS $1,280,000 Sold Date 18-Oct-25

Distance 0.27km



32 THE RIDGE CAROLINE SPRINGS VIC 3023

5 3 2

Sold Price RS $1,250,000 Sold Date 30-Jul-25

Distance 0.4km



12 ASTHIMA WAY CAROLINE SPRINGS VIC 3023

5 3 2

Sold Price $1,151,130 Sold Date 09-Aug-25

Distance 1.23km

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

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