

## 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

29 HERRINGTON TURN 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

\$689,000

&

\$729,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Jul 2024

to

30 Jun 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

|  |           |           |
|--|-----------|-----------|
| 35 KOROROIT APPROACH CAROLINE SPRINGS VIC 3023 | \$720,500 | 29-May-25 |
| 17 SPRINGFIELD CLOSE CAROLINE SPRINGS VIC 3023 | \$720,000 | 17-Jul-25 |
| 3 SHARROCK CLOSE CAROLINE SPRINGS VIC 3023     | \$721,500 | 24-May-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: 25 July 2025



**35 KOROROIT APPROACH  
CAROLINE SPRINGS VIC 3023**

3 2 2

Sold Price **\$720,500** Sold Date **29-May-25**

Distance **0.83km**



**17 SPRINGFIELD CLOSE CAROLINE  
SPRINGS VIC 3023**

3 2 2

Sold Price <sup>RS</sup> **\$720,000** Sold Date **17-Jul-25**

Distance **0.35km**



**3 SHARROCK CLOSE CAROLINE  
SPRINGS VIC 3023**

3 2 1

Sold Price <sup>RS</sup> **\$721,500** Sold Date **24-May-25**

Distance **0.22km**

RS = Recent sale      UN = Undisclosed Sale

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