

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 EDINBURGH LANE, CAROLINE

5 3 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$820,000 to \$880,000**

Provided by: Sarah Bezzina, Harcourts Rata & Co

MEDIAN SALE PRICE



CAROLINE SPRINGS, VIC, 3023

Suburb Median Sale Price (House)

\$772,500

01 April 2025 to 30 September 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



13 BRAESIDE WALK, CAROLINE SPRINGS, VIC

5 2 2

Sale Price

\$825,000

Sale Date: 24/09/2025

Distance from Property: 874m



11 IRWIN GDNS, CAROLINE SPRINGS, VIC

5 2 2

Sale Price

\$840,000

Sale Date: 09/08/2025

Distance from Property: 574m



31 CAESIA WAY, CAROLINE SPRINGS, VIC 3023

4 2 2

Sale Price

***\$860,000**

Sale Date: 28/10/2025

Distance from Property: 1.5km



This report has been compiled on 26/11/2025 by Harcourts Rata & Co. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

3 EDINBURGH LANE, CAROLINE SPRINGS, VIC 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$820,000 to \$880,000

Median sale price

Median price

\$772,500

Property type

House

Suburb

CAROLINE
SPRINGS

Period

01 April 2025 to 30 September
2025

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

13 BRAESIDE WALK, CAROLINE SPRINGS, VIC 3023	\$825,000	24/09/2025
11 IRWIN GDNS, CAROLINE SPRINGS, VIC 3023	\$840,000	09/08/2025
31 CAESIA WAY, CAROLINE SPRINGS, VIC 3023	*\$860,000	28/10/2025

This Statement of Information was prepared on:

26/11/2025