



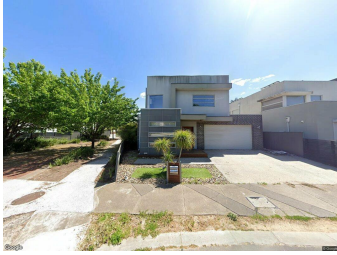
STATEMENT OF INFORMATION

24 BENNETS LANE, CAROLINE SPRINGS, VIC 3023

PREPARED BY ZAK ZAMMIT, PHONE: 0478 063 009

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 BENNETS LANE, CAROLINE SPRINGS, 5 2 2

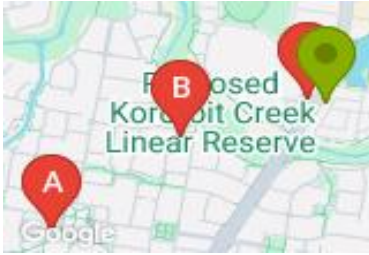
Indicative Selling Price

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

Price Range: \$900,000 to \$990,000

Provided by: Zak Zammit, Q6 Real Estate Pty The Trustee for Q6 Real Estate Trust

MEDIAN SALE PRICE



CAROLINE SPRINGS, VIC, 3023

Suburb Median Sale Price (House)

\$785,000

01 January 2025 to 31 December 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 agent's representative considers to be most comparable to the property for sale.



27 ST GEORGES AVE, CAROLINE SPRINGS, VIC 4 2 2

Sale Price

\$982,700

Sale Date: 28/11/2025

Distance from Property: 1km



25 BUSHY PARK AVE, CAROLINE SPRINGS, VIC 5 3 2

Sale Price

\$975,000

Sale Date: 15/11/2025

Distance from Property: 490m



7 WOODWARD WAY, CAROLINE SPRINGS, VIC 4 2 2

Sale Price

\$930,000

Sale Date: 09/12/2025

Distance from Property: 65m

This report has been compiled on 17/03/2026 by Q6 Real Estate Pty The Trustee for Q6 Real Estate Trust. Property Data Solutions Pty Ltd 2026 -

www.pricefinder.com.au
The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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: **24 BENNETS LANE, CAROLINE SPRINGS, VIC 3023**

Indicative selling price

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

Price Range: **\$900,000 to \$990,000**

Median sale price

Median price: **\$785,000** Property type: **House** Suburb: **CAROLINE SPRINGS**
Period: **01 January 2025 to 31 December 2025** Source: 

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 agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---|-----------|--------------|
| 27 ST GEORGES AVE, CAROLINE SPRINGS, VIC 3023 | \$982,700 | 28/11/2025 |
| 25 BUSHY PARK AVE, CAROLINE SPRINGS, VIC 3023 | \$975,000 | 15/11/2025 |
| 7 WOODWARD WAY, CAROLINE SPRINGS, VIC 3023 | \$930,000 | 09/12/2025 |

This Statement of Information was prepared on: **17/03/2026**