

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	6 Lind Place Caroline Springs, 3023
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

Range between	\$900,000 & \$950,000
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### Median sale price

Median price	\$781,500	Property Type	HOUSE	Suburb	CAROLINE SPRINGS
Period - From	01-Feb-2025	to	31-Jan-2026	Source	REALESTATE.COM

### 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
1	32 Victoria Way, Caroline Springs, Vic 3023	\$945,000	25-Oct-2025
2	6 Clonandra Lane, Caroline Springs, Vic 3023	\$1,125,000	20-Jan-2026
3	27 St Georges Avenue, Caroline Springs, Vic 3023	\$982,700	03-Dec-2025

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