

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

317/173 CAROLINE SPRINGS BOULEVARD 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Feb 2025

to

31 Jan 2026

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

543/73 LAKE STREET CAROLINE SPRINGS VIC 3023	\$550,000	21-Nov-25
11/1 WOODWARD WAY CAROLINE SPRINGS VIC 3023	\$520,000	19-Sep-25
321/173 CAROLINE SPRINGS BOULEVARD CAROLINE SPRINGS VIC 3023	\$450,000	10-Dec-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 February 2026

**543/73 LAKE STREET CAROLINE
SPRINGS VIC 3023**

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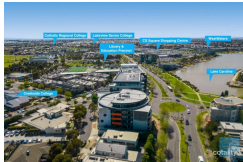
Sold Price

\$550,000

Sold Date

21-Nov-25

Distance

0.75km**11/1 WOODWARD WAY CAROLINE
SPRINGS VIC 3023**

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Sold Price

\$520,000

Sold Date

19-Sep-25

Distance

0.1km**321/173 CAROLINE SPRINGS
BOULEVARD CAROLINE SPRINGS
VIC 3023**

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Sold Price

\$450,000

Sold Date

10-Dec-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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