

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

172 THE ESPLANADE 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

\$680,000

&

\$720,000

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

139 THE ESPLANADE CAROLINE SPRINGS VIC 3023	\$915,000	13-Jun-25
34 BURSARIA DRIVE CAROLINE SPRINGS VIC 3023	\$745,000	01-Mar-25
178 THE ESPLANADE CAROLINE SPRINGS VIC 3023	\$750,000	17-Feb-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: 30 July 2025



139 THE ESPLANADE CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price

\$915,000

Sold Date

13-Jun-25

Distance

0.05km



34 BURSARIA DRIVE CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price

\$745,000

Sold Date

01-Mar-25

Distance

0.39km



178 THE ESPLANADE CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price

\$750,000

Sold Date

17-Feb-25

Distance

0.03km



3/156 THE ESPLANADE CAROLINE SPRINGS VIC 3023

4 3 2

Sold Price

\$725,000

Sold Date

23-Dec-24

Distance

0.08km



145 THE ESPLANADE CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price

\$700,000

Sold Date

16-Nov-24

Distance

0.07km



18 BOATHOUSE DRIVE CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price

\$834,500

Sold Date

09-Oct-24

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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