

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

8/25 BOATHOUSE DRIVE 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$496,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

9/13 GREVILLE STREET CAROLINE SPRINGS VIC 3023	\$625,000	01-Mar-25
11/13 GREVILLE STREET CAROLINE SPRINGS VIC 3023	\$655,000	23-Feb-25
3/156 THE ESPLANADE CAROLINE SPRINGS VIC 3023	\$725,000	23-Dec-24

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: 05 July 2025



9/13 GREVILLE STREET CAROLINE SPRINGS VIC 3023

Sold Price

\$625,000

Sold Date

01-Mar-25



3



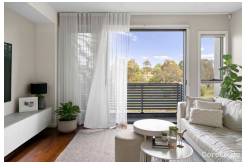
3



1

Distance

0.78km



11/13 GREVILLE STREET CAROLINE SPRINGS VIC 3023

Sold Price

\$655,000

Sold Date

23-Feb-25



3



3



1

Distance

0.78km



3/156 THE ESPLANADE CAROLINE SPRINGS VIC 3023

Sold Price

\$725,000

Sold Date

23-Dec-24



4



3



2

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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