

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

18/11 MONCKTON PLACE 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

\$410,000

&

\$450,000

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

201/184 THE ESPLANADE CAROLINE SPRINGS VIC 3023	\$456,000	15-Jun-25
215/9 COMMERCIAL ROAD CAROLINE SPRINGS VIC 3023	\$430,000	11-Mar-25
302/173 CAROLINE SPRINGS BOULEVARD CAROLINE SPRINGS VIC 3023	\$425,000	27-May-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: 02 July 2025



201/184 THE ESPLANADE CAROLINE SPRINGS VIC 3023

 2  2  1

Sold Price ^{RS} **\$456,000** Sold Date **15-Jun-25**

Distance **0.15km**



215/9 COMMERCIAL ROAD CAROLINE SPRINGS VIC 3023

 2  2  1

Sold Price **\$430,000** Sold Date **11-Mar-25**

Distance **0.26km**



302/173 CAROLINE SPRINGS BOULEVARD CAROLINE SPRINGS VIC 3023

 2  2  1

Sold Price ^{RS} **\$425,000** Sold Date **27-May-25**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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