

## 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

14 DUNEIRA GROVE CAROLINE SPRINGS VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$750,000

### 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

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

7 LAMBERTIA LOOP CAROLINE SPRINGS VIC 3023	\$750,000	14-Apr-25
18 LANCELY GREEN CAROLINE SPRINGS VIC 3023	\$740,000	16-Mar-25
79 OAKVIEW PARADE CAROLINE SPRINGS VIC 3023	\$720,000	06-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: 09 July 2025

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### 7 LAMBERTIA LOOP CAROLINE SPRINGS VIC 3023

 4  2  2

Sold Price **\$750,000** Sold Date **14-Apr-25**

Distance **1.03km**



### 18 LANCELY GREEN CAROLINE SPRINGS VIC 3023

 4  2  2

Sold Price **\$740,000** Sold Date **16-Mar-25**

Distance **1.37km**



### 79 OAKVIEW PARADE CAROLINE SPRINGS VIC 3023

 4  2  -

Sold Price <sup>RS</sup> **\$720,000** Sold Date **06-May-25**

Distance **0.23km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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