

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

34/79 LANCEFIELD 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

\$499,000

&

\$549,000

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

19/79 LANCEFIELD DRIVE CAROLINE SPRINGS VIC 3023	\$515,000	30-Jun-25
21/69-77 LANCEFIELD DRIVE CAROLINE SPRINGS VIC 3023	\$530,000	13-Feb-25
18/69-77 LANCEFIELD DRIVE CAROLINE SPRINGS VIC 3023	\$590,000	06-Jun-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: 08 July 2025



**19/79 LANCEFIELD DRIVE
CAROLINE SPRINGS VIC 3023**

3 2 2

Sold Price

^{RS}

\$515,000

Sold Date

30-Jun-25

Distance

0km



**21/69-77 LANCEFIELD DRIVE
CAROLINE SPRINGS VIC 3023**

3 2 2

Sold Price

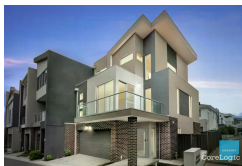
\$530,000

Sold Date

13-Feb-25

Distance

0.1km



**18/69-77 LANCEFIELD DRIVE
CAROLINE SPRINGS VIC 3023**

3 2 2

Sold Price

^{RS}

\$590,000

Sold Date

06-Jun-25

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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