

## 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

11 IRWIN GARDENS 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

\$700,000

&

\$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

44 ARROYO PLACE CAROLINE SPRINGS VIC 3023	\$825,000	24-May-25
7 OTAGO LOOP CAROLINE SPRINGS VIC 3023	\$950,000	20-Mar-25
6 OLDIS CLOSE CAROLINE SPRINGS VIC 3023	\$790,500	26-Apr-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: 14 July 2025

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## 44 ARROYO PLACE CAROLINE SPRINGS VIC 3023

4 2 2

Sold Price

RS

**\$825,000**

Sold Date

**24-May-25**

Distance

**1.11km**



## 7 OTAGO LOOP CAROLINE SPRINGS VIC 3023

4 2 2

Sold Price

**\$950,000**

Sold Date

**20-Mar-25**

Distance

**1.44km**



## 6 OLDIS CLOSE CAROLINE SPRINGS VIC 3023

4 2 2

Sold Price

RS

**\$790,500**

Sold Date

**26-Apr-25**

Distance

**0.42km**

RS = Recent sale

UN = Undisclosed Sale

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