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<br>Including suburb and postcode | 22 CARISBROOK STREET 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 | $840,000 | & | $890,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $770,000 | Property type | House | Suburb | Caroline Springs |
| Period-from | 01 Jan 2025 | to | 31 Dec 2025 | Source | Cotality |

## 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 |
|---|---|---|
| 22 THE RIDGE CAROLINE SPRINGS VIC 3023 | $850,000 | 18-Dec-25 |
| 45 GARDENIA WAY CAROLINE SPRINGS VIC 3023 | $850,000 | 18-Oct-25 |
| 29 RANMORE GROVE CAROLINE SPRINGS VIC 3023 | $870,000 | 27-Sep-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: 22 January 2026

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**22 THE RIDGE CAROLINE SPRINGS VIC 3023**

4 2 2

Sold Price RS **$850,000** Sold Date **18-Dec-25**

Distance **0.35km**

**45 GARDENIA WAY CAROLINE SPRINGS VIC 3023**

3 2 2

Sold Price **$850,000** Sold Date **18-Oct-25**

Distance **0.52km**

**29 RANMORE GROVE CAROLINE SPRINGS VIC 3023**

3 2 2

Sold Price **$870,000** Sold Date **27-Sep-25**

Distance **1.27km**

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

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