

## 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

33 O'DONNELL DRIVE CAROLINE SPRINGS VIC 3023

### Indicative selling price

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

Single Price

or range  
between

\$599,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$511,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Jun 2025

to

31 May 2026

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

2 RISLEY CLOSE CAROLINE SPRINGS VIC 3023	\$653,000	05-May-25
5 CREEKVIEW PLACE CAROLINE SPRINGS VIC 3023	\$665,000	14-Feb-25
1 LIND PLACE CAROLINE SPRINGS VIC 3023	\$650,000	01-Mar-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: 17 June 2026


**2 RISLEY CLOSE CAROLINE SPRINGS VIC 3023**
 3  1  1

 Sold Price **\$653,000** Sold Date **05-May-25**

 Distance **0.69km**

**5 CREEKVIEW PLACE CAROLINE SPRINGS VIC 3023**
 3  2  2

 Sold Price **\$665,000** Sold Date **14-Feb-25**

 Distance **0.82km**

**1 LIND PLACE CAROLINE SPRINGS VIC 3023**
 3  2  1

 Sold Price **\$650,000** Sold Date **01-Mar-25**

 Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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