

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

3/8 SHERDLEY GREEN 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Aug 2025

to

31 Jul 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

33 O'DONNELL DRIVE CAROLINE SPRINGS VIC 3023	\$641,000	11-Jul-26
3/30-40 COLLEGE STREET CAROLINE SPRINGS VIC 3023	\$580,000	05-Mar-26

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: 04 August 2026

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33 O'DONNELL DRIVE CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price

^{RS}

\$641,000

Sold Date

11-Jul-26

Distance

0.29km



3/30-40 COLLEGE STREET CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price

\$580,000

Sold Date

05-Mar-26

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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