

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

203/184 THE ESPLANADE 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

\$385,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$782,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Apr 2025

to

31 Mar 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

19/76 THE ESPLANADE CAROLINE SPRINGS VIC 3023	\$416,000	09-Feb-26
15/2 THE ESPLANADE CAROLINE SPRINGS VIC 3023	\$395,000	14-Nov-25
220/9 COMMERCIAL ROAD CAROLINE SPRINGS VIC 3023	\$380,000	26-Nov-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: 07 April 2026

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19/76 THE ESPLANADE CAROLINE SPRINGS VIC 3023

2 2 1

Sold Price

^{RS} **\$416,000**

Sold Date

09-Feb-26

Distance

0.55km



15/2 THE ESPLANADE CAROLINE SPRINGS VIC 3023

2 1 1

Sold Price

\$395,000

Sold Date

14-Nov-25

Distance

0.9km



220/9 COMMERCIAL ROAD CAROLINE SPRINGS VIC 3023

2 1 1

Sold Price

\$380,000

Sold Date

26-Nov-25

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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