

# 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 36 Odonnell 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)

Single Price \$567,000

### Median sale price

Median price \$737,500 Property Type House Suburb Caroline Springs (3023)

Period - From 01/06/2024 to 31/05/2025 Source [www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
5 SALINA WALK, CAROLINE SPRINGS VIC 3023	\$600,000	04/04/2025
5 BETCHWORTH CLOSE, CAROLINE SPRINGS VIC 3023	\$560,000	31/05/2025
8 BLAKEVILLE DRIVE, CAROLINE SPRINGS VIC 3023	\$560,000	24/04/2025

This Statement of Information was prepared on: 20/06/2025