

## 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

15 FLINDERS PLACE 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

\$850,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$801,500

Property type

House

Suburb

Caroline Springs

Period-from

01 Sep 2025

to

31 Aug 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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 10 FINSBURY CLOSE CAROLINE SPRINGS VIC 3023     | \$850,000 | 18-Aug-26 |
| 18 ELSTERNWICK STREET CAROLINE SPRINGS VIC 3023 | \$922,000 | 16-May-26 |
| 31 KOROROIT APPROACH CAROLINE SPRINGS VIC 3023  | \$900,000 | 04-Aug-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: 17 September 2026



### 10 FINSBURY CLOSE CAROLINE SPRINGS VIC 3023

 4
  2
  2

Sold Price

<sup>RS</sup>
**\$850,000**

Sold Date

**18-Aug-26**

Distance

**1.06km**


### 18 ELSTERNWICK STREET CAROLINE SPRINGS VIC 3023

 4
  2
  2

Sold Price

<sup>RS</sup>
**\$922,000**

Sold Date

**16-May-26**

Distance

**1.31km**


### 31 KOROROIT APPROACH CAROLINE SPRINGS VIC 3023

 4
  2
  2

Sold Price

<sup>RS</sup>
**\$900,000**

Sold Date

**04-Aug-26**

Distance

**1.44km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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