

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

3/2 MONCKTON PLACE 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

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

31/2 MONCKTON PLACE CAROLINE SPRINGS VIC 3023	\$435,000	17-Apr-26
33/2 MONCKTON PLACE CAROLINE SPRINGS VIC 3023	\$440,000	08-Jul-26
8/2 THE ESPLANADE CAROLINE SPRINGS VIC 3023	\$420,000	16-Jul-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: 16 September 2026



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**31/2 MONCKTON PLACE
CAROLINE SPRINGS VIC 3023**

2 1 1

Sold Price **\$435,000** Sold Date **17-Apr-26**

Distance **0km**

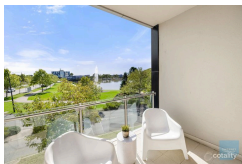


**33/2 MONCKTON PLACE
CAROLINE SPRINGS VIC 3023**

2 1 1

Sold Price **\$440,000** Sold Date **08-Jul-26**

Distance **0km**



**8/2 THE ESPLANADE CAROLINE
SPRINGS VIC 3023**

2 1 1

Sold Price **\$420,000** Sold Date **16-Jul-26**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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