

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

\$435,000

&

\$478,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

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

31/2 MONCKTON PLACE CAROLINE SPRINGS VIC 3023	\$435,000	17-Apr-26
2/2 THE ESPLANADE CAROLINE SPRINGS VIC 3023	\$440,000	24-Mar-26
33/2 MONCKTON PLACE CAROLINE SPRINGS VIC 3023	\$440,000	08-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: 20 August 2026



31/2 MONCKTON PLACE CAROLINE SPRINGS VIC 3023

 2  1  1

Sold Price

\$435,000

Sold Date

17-Apr-26

Distance

0km



2/2 THE ESPLANADE CAROLINE SPRINGS VIC 3023

 2  1  1

Sold Price

\$440,000

Sold Date

24-Mar-26

Distance

1km



33/2 MONCKTON PLACE CAROLINE SPRINGS VIC 3023

 2  1  1

Sold Price

Sold Date

08-Jul-26

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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