

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

34 OLSEN RETREAT 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

\$700,000

&

\$770,000

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

37 KLIPPEL WAY CAROLINE SPRINGS VIC 3023	\$760,000	04-Apr-26
38 ORBIS AVENUE FRASER RISE VIC 3336	\$755,000	05-Jun-26
25 CATCHMENT DRIVE FRASER RISE VIC 3336	\$700,000	28-May-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: 30 September 2026



37 KLIPPEL WAY CAROLINE SPRINGS VIC 3023

 4
  2
  2

Sold Price

\$760,000

Sold Date **04-Apr-26**

Distance

0.56km


38 ORBIS AVENUE FRASER RISE VIC 3336

 4
  2
  2

Sold Price

\$755,000

Sold Date **05-Jun-26**

Distance

1.08km


25 CATCHMENT DRIVE FRASER RISE VIC 3336

 4
  2
  2

Sold Price

\$700,000

Sold Date **28-May-26**

Distance

1.5km
RS = Recent sale

UN = Undisclosed Sale

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