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	9 SURREY 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	$810,000	&	$890,000

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
5 COMO GLEN CAROLINE SPRINGS VIC 3023	$845,000	30-Mar-26
29 SALINA WALK CAROLINE SPRINGS VIC 3023	$832,500	08-May-26
10 FINSBURY CLOSE CAROLINE SPRINGS VIC 3023	$850,000	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: 29 September 2026

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5 COMO GLEN CAROLINE SPRINGS VIC 3023

4 2 2

Sold Price **$845,000** Sold Date **30-Mar-26**

Distance **0.69km**

29 SALINA WALK CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price **$832,500** Sold Date **08-May-26**

Distance **1.77km**

10 FINSBURY CLOSE CAROLINE SPRINGS VIC 3023

4 2 2

Sold Price **$850,000** Sold Date **04-Aug-26**

Distance **2.2km**

RS = Recent sale **UN** = Undisclosed Sale

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