

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

31/2 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Mar 2025

to

28 Feb 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

83/48-58 CENTRAL PARKWAY CAROLINE SPRINGS VIC 3023	\$440,000	05-Dec-25
5/93 ARBOUR BOULEVARD BURNSIDE HEIGHTS VIC 3023	\$453,000	14-Nov-25

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 March 2026



**83/48-58 CENTRAL PARKWAY
CAROLINE SPRINGS VIC 3023**

 2  1  1

Sold Price ^{RS} **\$440,000** ^{UN} Sold Date **05-Dec-25**

Distance **0.32km**



**5/93 ARBOUR BOULEVARD
BURNSIDE HEIGHTS VIC 3023**

 2  1  1

Sold Price **\$453,000** Sold Date **14-Nov-25**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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