

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 NETHERTON 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

\$670,000

&

\$737,000

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 TAMBORINE WAY CAROLINE SPRINGS VIC 3023	\$740,000	08-May-26
12 THE PARKWAY CAROLINE SPRINGS VIC 3023	\$725,000	11-May-26
77 THE PARKWAY CAROLINE SPRINGS VIC 3023	\$730,000	01-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: 09 September 2026



5 TAMBORINE WAY CAROLINE SPRINGS VIC 3023

 3  2  2

Sold Price **\$740,000** Sold Date **08-May-26**

Distance **0.67km**



12 THE PARKWAY CAROLINE SPRINGS VIC 3023

 3  2  2

Sold Price **\$725,000** Sold Date **11-May-26**

Distance **0.45km**



77 THE PARKWAY CAROLINE SPRINGS VIC 3023

 3  2  1

Sold Price ^{RS} **\$730,000** Sold Date **01-Aug-26**

Distance **0.27km**

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

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