

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

4 WINDSOR GARDENS 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

7 WILLIAM CIRCUIT CAROLINE SPRINGS VIC 3023	\$635,000	05-Feb-25
1 LIND PLACE CAROLINE SPRINGS VIC 3023	\$650,000	01-Mar-25
2 RISLEY CLOSE CAROLINE SPRINGS VIC 3023	\$653,000	14-May-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: 15 July 2025



7 WILLIAM CIRCUIT CAROLINE SPRINGS VIC 3023

3 2 1

Sold Price **\$635,000** Sold Date **05-Feb-25**

Distance **0.2km**



1 LIND PLACE CAROLINE SPRINGS VIC 3023

3 2 1

Sold Price **\$650,000** Sold Date **01-Mar-25**

Distance **0.68km**



2 RISLEY CLOSE CAROLINE SPRINGS VIC 3023

3 1 1

Sold Price ^{RS} **\$653,000** Sold Date **14-May-25**

Distance **1.9km**

RS = Recent sale UN = Undisclosed Sale

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