



OBrien Real Estate

Residential

3 BLACKSHAW'S PLACE CAROLINE SPRINGS VIC 3023



Alex Dacakis
O'BRIEN REAL ESTATE SYDENHAM

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SYDENHAM VIC 3037

m: 0402 579 401

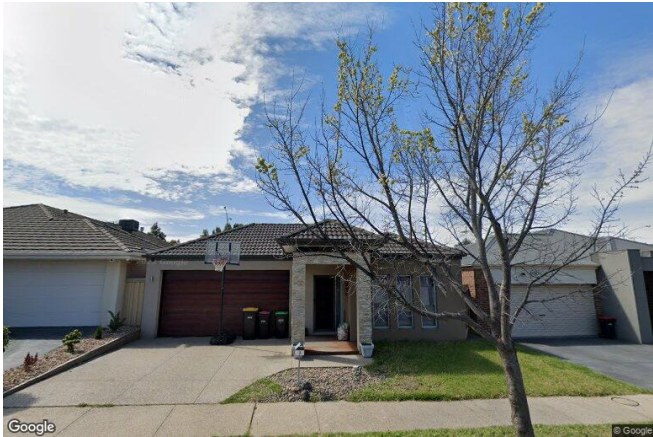
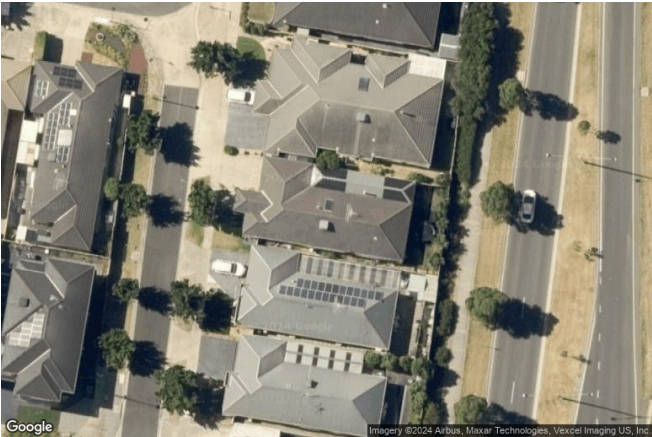
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Your Property

3 BLACKSHAWS PLACE CAROLINE SPRINGS VIC 3023

3  2  2  400m²  155m² 



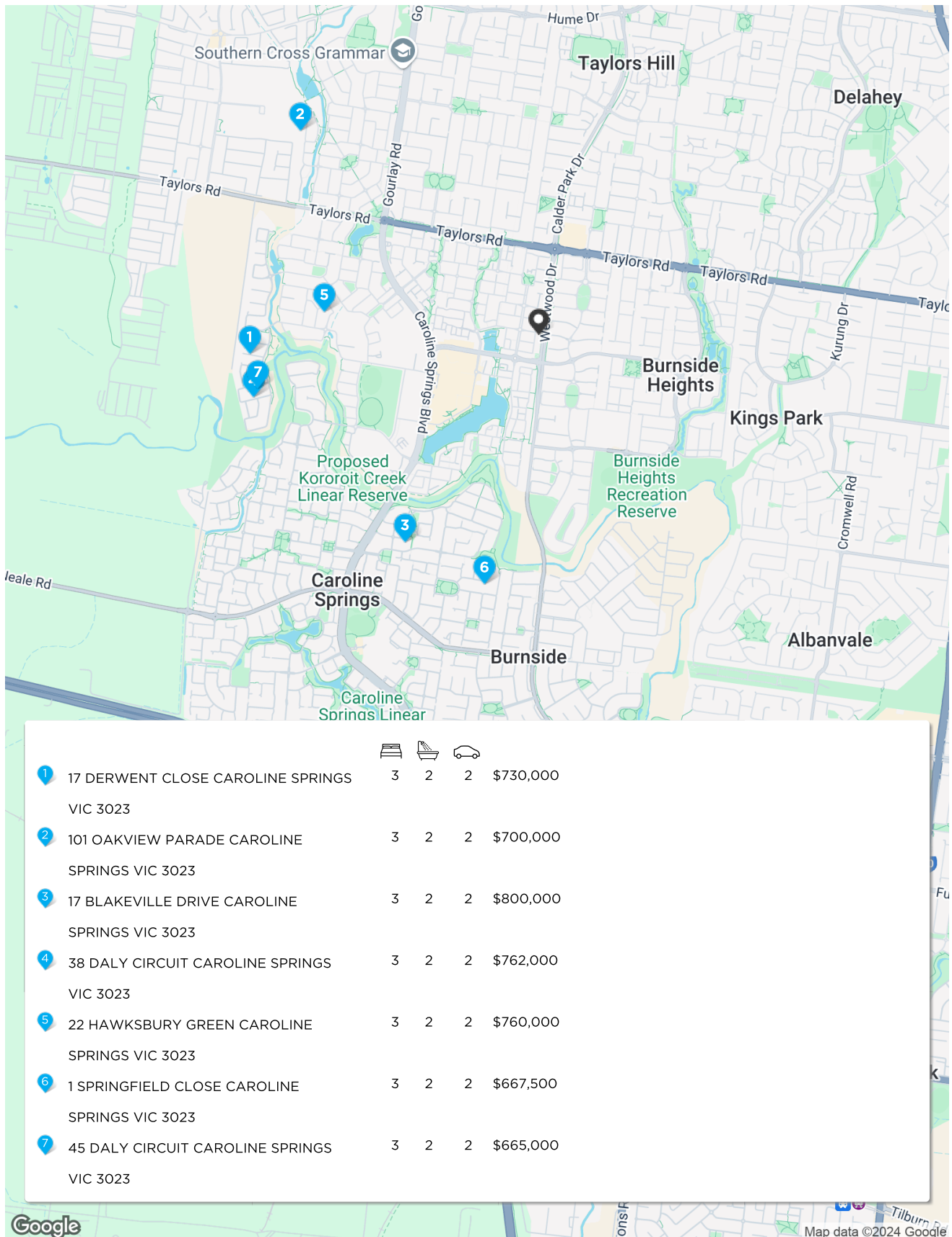
Your Property History

1 Aug, 2008 - Sold for \$141,000



Introducing Alex Dacakis

Comparables Map: Sales



* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

1

17 DERWENT CLOSE CAROLINE SPRINGS VIC 3023

Sold

\$730,000



3

2

2

400m²

196m²

Year Built

2012

DOM

35

Sold Date

23-Mar-24

Distance

1.81km

First Listing

\$735,000-\$785,000 | CONTACT NOW

Last Listing

\$700,000-\$777,000 | CONTACT NOW

2

101 OAKVIEW PARADE CAROLINE SPRINGS VIC 3023

Sold

\$700,000



3

2

2

400m²

102m²

Year Built

2006

DOM

48

Sold Date

26-Mar-24

Distance

1.95km

First Listing

PRIVATE SALE | \$730,000 - \$770,000

Last Listing

SOLD \$700,000

3

17 BLAKEVILLE DRIVE CAROLINE SPRINGS VIC 3023

Sold

^{RS}\$800,000



3

2

2

412m²

149m²

Year Built

2002

DOM

26

Sold Date

27-Jul-24

Distance

1.56km

First Listing

\$690,000 - \$750,000

Last Listing

\$690,000 - \$750,000 AUCTION THIS SATURDAY @9:30AM

4

38 DALY CIRCUIT CAROLINE SPRINGS VIC 3023

Sold

\$762,000



3

2

2

400m²

150m²

Year Built

2010

DOM

43

Sold Date

28-May-24

Distance

1.83km

First Listing

\$700,000 -\$770,000| CALL NOW!

Last Listing

\$700,000 -\$770,000| CALL NOW!

5

22 HAWKSURRY GREEN CAROLINE SPRINGS VIC 3023

Sold

\$760,000



3

2

2

441m²

146m²

Year Built

2008

DOM

24

Sold Date

25-May-24

Distance

1.34km

First Listing

-

Last Listing

-

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

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Comparable Sales

6 1 SPRINGFIELD CLOSE CAROLINE SPRINGS VIC 3023

RS

\$667,500



 3
  2
  2
  400m²
 149m²

Year Built	2002	DOM	38
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Sold Date	11-Sep-24	Distance	1.62km
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First Listing \$590,000 - \$640,000

Last Listing \$649,000 - \$699,000

7 45 DALY CIRCUIT CAROLINE SPRINGS VIC 3023

\$665,000



 3
  2
  2
  400m²
 119m²

Year Built	2011	DOM	71
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Sold Date	08-Apr-24	Distance	1.79km
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First Listing \$650,000 - \$690,000

Last Listing \$660,000 - \$690,000

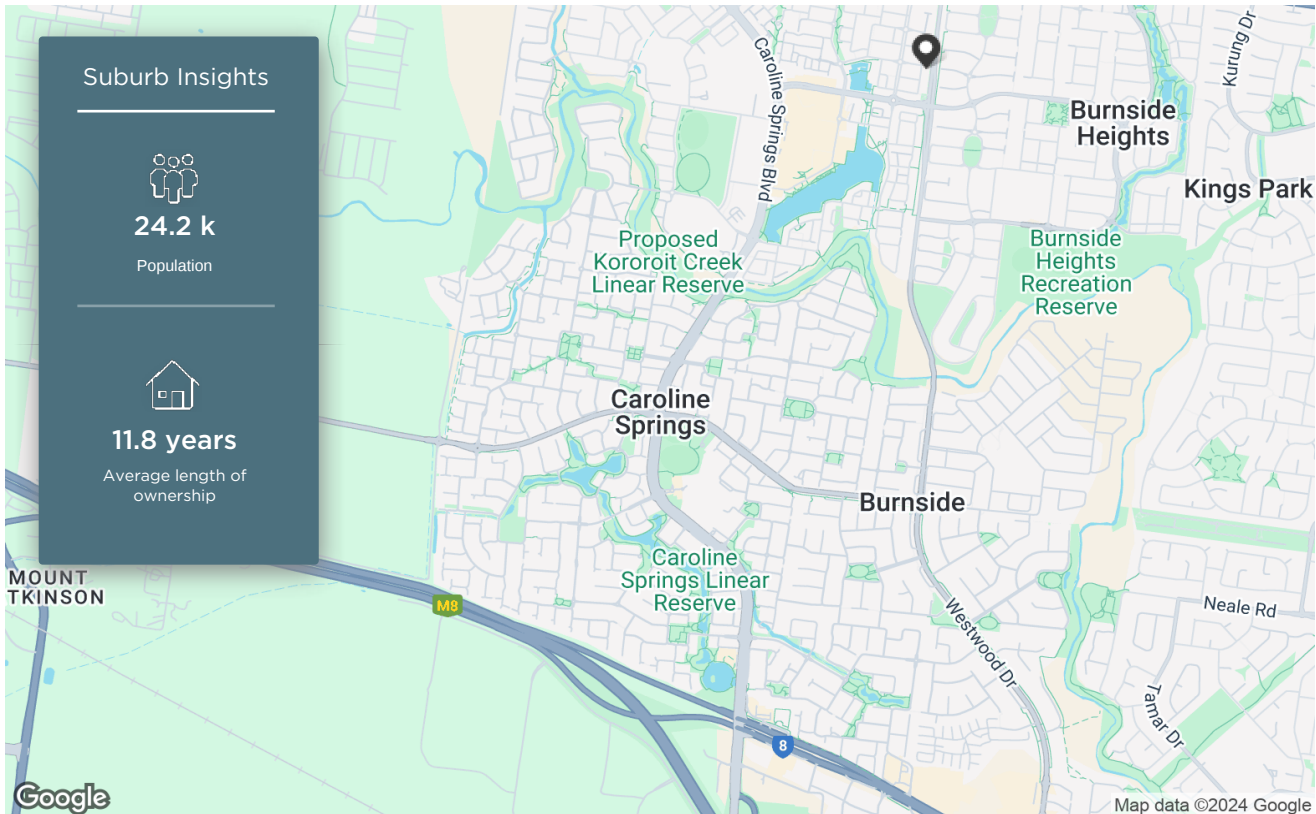
DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

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Caroline Springs

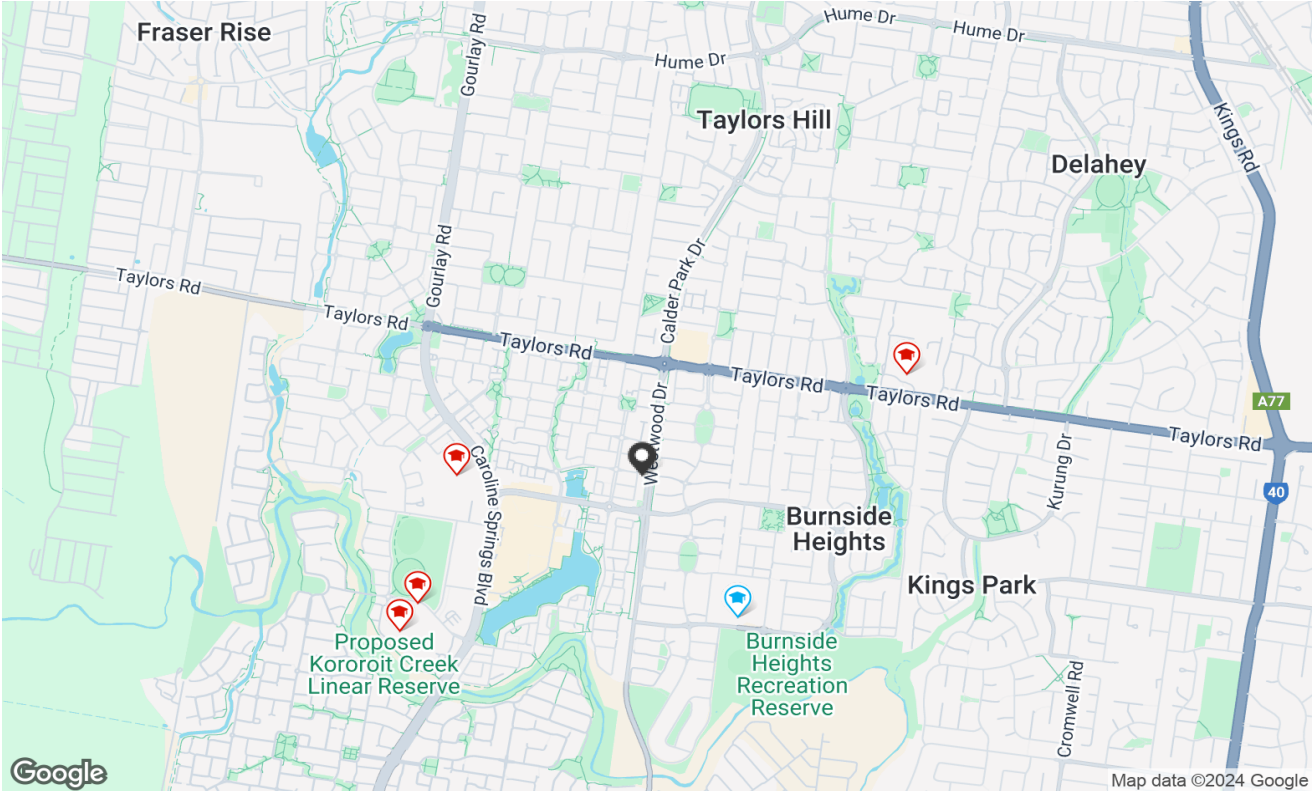
Demographic



The size of Caroline Springs is approximately 8.4 square kilometres. It has 50 parks covering nearly 21.4% of total area. The population of Caroline Springs in 2011 was 20,366 people. By 2016 the population was 24,215 showing a population growth of 18.9% in the area during that time. The predominant age group in Caroline Springs is 0-9 years. Households in Caroline Springs are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Caroline Springs work in a professional occupation. In 2011, 79% of the homes in Caroline Springs were owner-occupied compared with 74.3% in 2016. Currently the median sales price of houses in the area is \$742,250.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	22.7	Owns Outright	19.0	0-15.6K	3.3	0-9	18.2
Couples with Children	61.4	Purchaser	55.3	15.6-33.8K	6.7	10-19	15.9
Single Parents	14.9	Renting	22.6	33.8-52K	10.1	20-29	11.4
Other	1.1	Other	0.8	52-78K	15.7	30-39	17.9
		Not Stated	2.3	78-130K	29.9	40-49	18.2
				130-182K	15.2	50-59	9.4
				182K+	9.9	60-69	5.8
						70-79	2.5
						80-89	0.6
						90-99	0.0

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Kororoit Creek Primary School 130 Tenterfield Drive Burnside Heights VIC 3023	0.82km	Primary	Mixed	Government	0-6
	Catholic Regional College Caroline Springs 28 College Street Caroline Springs VIC 3023	0.82km	Secondary	Mixed	Non-Government	7-10
	Creekside K-9 College 3-37 The Crossing Caroline Springs VIC 3023	1.17km	Combined	Mixed	Government	0-9
	Lakeview Senior College 3-37 The Crossing Caroline Springs VIC 3023	1.32km	Secondary	Mixed	Government	10-12
	Gilson College	1.32km	Combined	Mixed	Non-Government	0-12



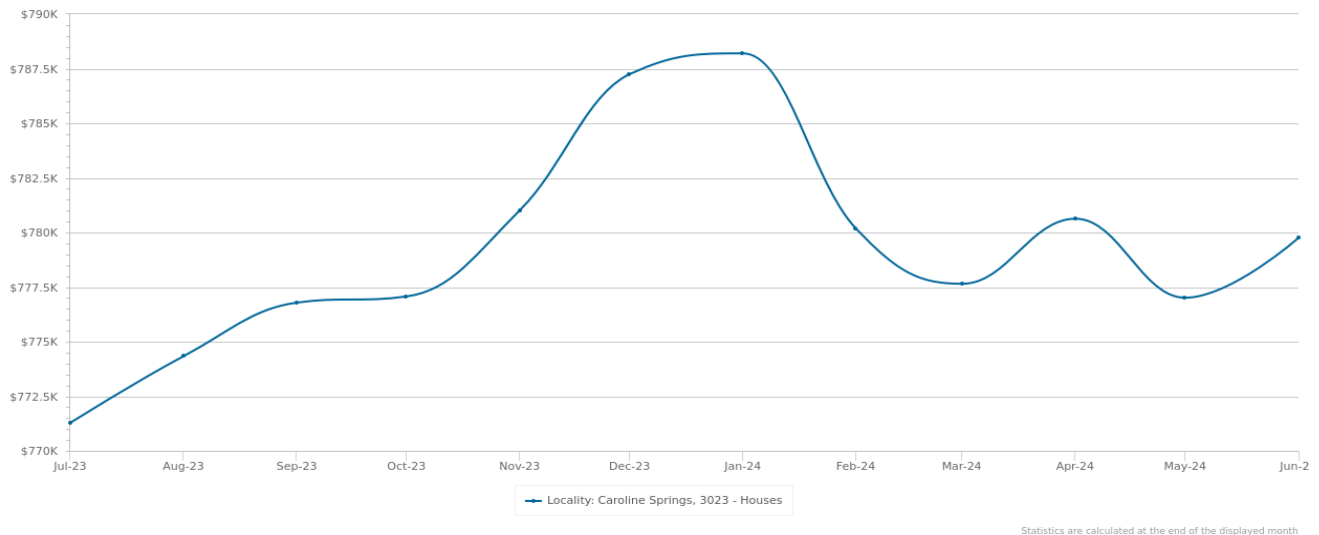
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

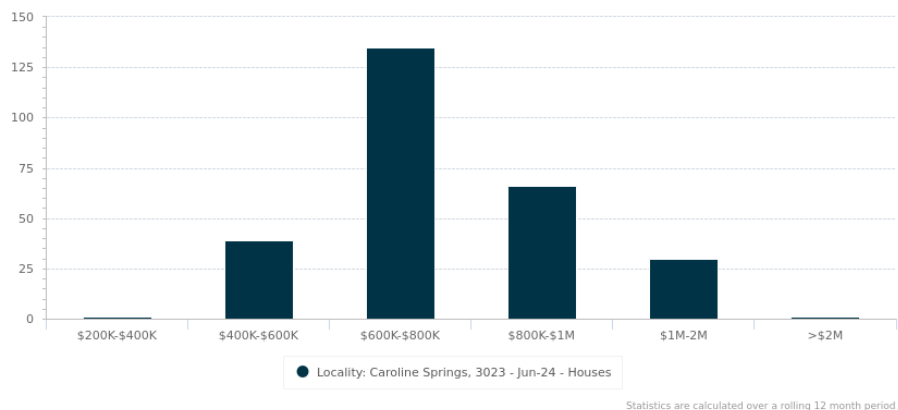
Median Value - 12 Months (House)



PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jun 2024	25	\$779,752	0.4% ▲	30	76	\$500
May 2024	29	\$777,013	-0.5% ▼	28	88	\$500
Apr 2024	18	\$780,629	0.4% ▲	28	84	\$500
Mar 2024	30	\$777,650	-0.3% ▼	28	78	\$480
Feb 2024	18	\$780,168	-1.0% ▼	28	86	\$470
Jan 2024	21	\$788,203	0.1% ▲	27	71	\$470
Dec 2023	22	\$787,250	0.8% ▲	27	81	\$470
Nov 2023	23	\$781,020	0.5% ▲	28	95	\$460
Oct 2023	23	\$777,070	0.0%	28	76	\$460
Sep 2023	17	\$776,788	0.3% ▲	29	59	\$450
Aug 2023	25	\$774,335	0.4% ▲	29	68	\$450
Jul 2023	22	\$771,284	0.8% ▲	29	62	\$450

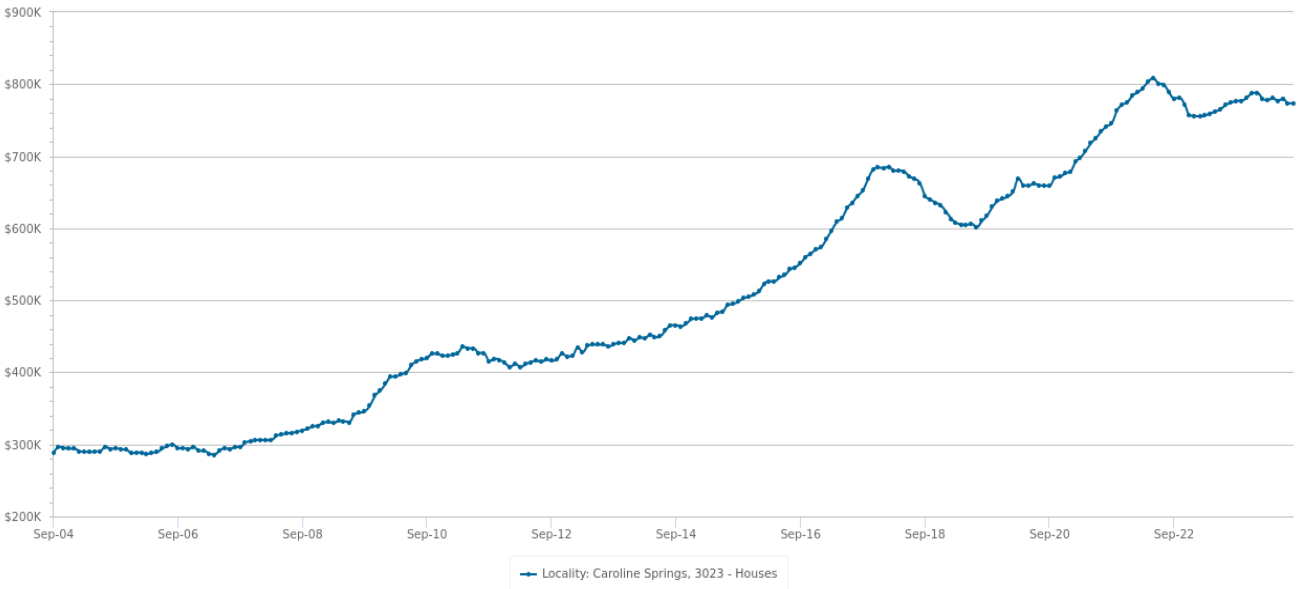
Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
\$200K-\$400K	1
\$400K-\$600K	39
\$600K-\$800K	135
\$800K-\$1M	66
\$1M-\$2M	30
>\$2M	1



Long Term Market Trends

Median Value - 20 Years (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2024	273	\$773,521	-0.1% ▼	30	350	\$520
2023	271	\$774,335	-1.8% ▼	29	304	\$450
2022	353	\$788,850	6.4% ▲	24	388	\$440
2021	274	\$741,674	12.5% ▲	20	321	\$420
2020	260	\$659,016	8.0% ▲	32	267	\$420
2019	294	\$610,214	-8.0% ▼	40	355	\$420
2018	366	\$662,991	2.8% ▲	26	435	\$410
2017	410	\$645,099	18.2% ▲	23	447	\$395
2016	413	\$545,951	10.3% ▲	29	505	\$390
2015	457	\$494,943	6.3% ▲	36	539	\$375
2014	389	\$465,421	6.8% ▲	39	555	\$370
2013	389	\$435,933	4.3% ▲	50	606	\$360
2012	369	\$417,968	-2.0% ▼	61	600	\$360
2011	399	\$426,700	2.0% ▲	48	464	\$340
2010	494	\$418,209	21.6% ▲	30	482	\$330
2009	483	\$343,885	8.3% ▲	46	459	\$320
2008	495	\$317,478	7.1% ▲	53	457	\$295
2007	414	\$296,326	-1.2% ▼	59	482	\$265
2006	314	\$300,030	2.2% ▲	67	355	\$250
2005	357	\$293,649	-0.5% ▼	72	274	\$230

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