

# 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

14 Locksley Close, Dingley Village Vic 3172

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$890,000 & \$940,000

### Median sale price

Median price \$1,142,500 Property Type House Suburb Dingley Village

Period - From 01/10/2024 to 31/12/2024 Source REIV

### 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 six 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
1	1 Cremorne Ct DINGLEY VILLAGE 3172	\$855,000	03/12/2024
2	68 Village Dr DINGLEY VILLAGE 3172	\$937,000	02/12/2024
3	25 Bayville Dr DINGLEY VILLAGE 3172	\$947,500	09/11/2024

**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 six months.~~

This Statement of Information was prepared on:

12/02/2025 10:26

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**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$890,000 - \$940,000  
**Median House Price**  
 December quarter 2024: \$1,142,500

## Comparable Properties



**1 Cremorne Ct DINGLEY VILLAGE 3172 (REI/VG)**

Agent Comments



**Price:** \$855,000  
**Method:** Sold Before Auction  
**Date:** 03/12/2024  
**Property Type:** House (Res)  
**Land Size:** 539 sqm approx



**68 Village Dr DINGLEY VILLAGE 3172 (REI)**

Agent Comments



**Price:** \$937,000  
**Method:** Sold Before Auction  
**Date:** 02/12/2024  
**Property Type:** House (Res)  
**Land Size:** 540 sqm approx

**25 Bayville Dr DINGLEY VILLAGE 3172 (REI/VG)**

Agent Comments



**Price:** \$947,500  
**Method:** Auction Sale  
**Date:** 09/11/2024  
**Property Type:** House (Res)  
**Land Size:** 617 sqm approx

Account - Barry Plant | P: 03 9586 0500