

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 86 Centre Dandenong Road, Dingley Village Vic 3172

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$900,000

Median sale price

Median price \$1,086,500

Property Type House

Suburb Dingley Village

Period - From 01/10/2023

to 30/09/2024

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	31 Plaza Cr DINGLEY VILLAGE 3172	\$855,786	12/08/2024
2	62 Village Dr DINGLEY VILLAGE 3172	\$870,000	09/08/2024
3	6 Forest Park Rd DINGLEY VILLAGE 3172	\$925,000	20/07/2024

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:

02/12/2024 09:56

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Indicative Selling Price
\$900,000

Median House Price
Year ending September 2024: \$1,086,500



Property Type:
Agent Comments

Comparable Properties



31 Plaza Cr DINGLEY VILLAGE 3172 (REI/VG)

[Agent Comments](#)



Price: \$855,786
Method: Sold Before Auction
Date: 12/08/2024
Property Type: House (Res)
Land Size: 544 sqm approx



62 Village Dr DINGLEY VILLAGE 3172 (REI/VG)

[Agent Comments](#)



Price: \$870,000
Method: Sold Before Auction
Date: 09/08/2024
Property Type: House (Res)
Land Size: 551 sqm approx



6 Forest Park Rd DINGLEY VILLAGE 3172 (REI/VG)

[Agent Comments](#)



Price: \$925,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 614 sqm approx

Account - Barry Plant | P: 03 9586 0500