

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

1/23 EMERY DRIVE DINGLEY VILLAGE VIC 3172

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

\$945,000

&

\$1,025,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Dingley Village

Period-from

01 Feb 2024

to

31 Jan 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

8/53 TOOTAL ROAD DINGLEY VILLAGE VIC 3172	\$950,000	14-Dec-24
141 KEYLANA DRIVE KEYSBOROUGH VIC 3173	\$1,000,000	07-Dec-24
3/132 CHARMAN ROAD MENTONE VIC 3194	\$1,170,000	09-Dec-24

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: 24 February 2025



**8/53 TOOTAL ROAD DINGLEY
VILLAGE VIC 3172**

3 2 2

Sold Price

^{RS} **\$950,000** Sold Date **14-Dec-24**

Distance **2.42km**



**141 KEYLANA DRIVE
KEYSBOROUGH VIC 3173**

3 2 2

Sold Price

^{RS} **\$1,000,000** Sold Date **07-Dec-24**

Distance **1.95km**



**3/132 CHARMAN ROAD MENTONE
VIC 3194**

3 3 2

Sold Price

^{RS} **\$1,170,000** Sold Date **09-Dec-24**

Distance **7.4km**

RS = Recent sale

UN = Undisclosed Sale

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