

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

13 Shelford Grove, Dingley Village Vic 3172

Indicative selling price

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

Range between \$840,000 & \$920,000

Median sale price

Median price \$1,134,000 Property Type House Suburb Dingley Village

Period - From 07/05/2024 to 06/05/2025 Source Property Data

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	6 Anita Av DINGLEY VILLAGE 3172	\$962,000	03/05/2025
2	13 Rhoda St DINGLEY VILLAGE 3172	\$868,000	29/03/2025
3	14 Glenway Dr DINGLEY VILLAGE 3172	\$925,000	01/03/2025

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:

07/05/2025 11:20



Property Type:
Agent Comments

Indicative Selling Price
\$840,000 - \$920,000
Median House Price
07/05/2024 - 06/05/2025: \$1,134,000

Comparable Properties



6 Anita Av DINGLEY VILLAGE 3172 (REI)

Agent Comments



Price: \$962,000
Method: Auction Sale
Date: 03/05/2025
Property Type: House
Land Size: 587 sqm approx



13 Rhoda St DINGLEY VILLAGE 3172 (REI)

Agent Comments



Price: \$868,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)



14 Glenway Dr DINGLEY VILLAGE 3172 (REI/VG)

Agent Comments



Price: \$925,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 533 sqm approx

Account - Barry Plant | P: 03 9586 0500