

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

2/553-555 LOWER DANDENONG ROAD 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Dingley Village

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

28/52-70 CENTRE DANDENONG ROAD DINGLEY VILLAGE VIC 3172	\$620,000	12-Mar-25
40/52-70 CENTRE DANDENONG ROAD DINGLEY VILLAGE VIC 3172	\$600,000	27-Feb-25
3/15-17 PATERSON ROAD SPRINGVALE SOUTH VIC 3172	-	27-May-25

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: 23 June 2025

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**28/52-70 CENTRE DANDENONG
ROAD DINGLEY VILLAGE VIC 3172**

 2  1  1

Sold Price

\$620,000

Sold Date

12-Mar-25

Distance

0.59km



**40/52-70 CENTRE DANDENONG
ROAD DINGLEY VILLAGE VIC 3172**

 2  1  1

Sold Price

\$600,000

Sold Date

27-Feb-25

Distance

0.59km



**3/15-17 PATERSON ROAD
SPRINGVALE SOUTH VIC 3172**

 2  1  1

Sold Price

^{RS} ^{UN}
-

Sold Date

27-May-25

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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