

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/77 Centre Dandenong Road Dingley Village, 3172
---	--

Indicative selling price

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

Range between	\$620,000 & \$660,000
---------------	-----------------------

Median sale price

Median price	\$708,500	Property Type	UNIT	Suburb	DINGLEY VILLAGE
Period - From	21-Nov-2023	to	20-Nov-2024	Source	REA

Comparable property sales

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	28A Bayville Drive, Dingley Village, Vic 3172	\$632,000	16-Jul-2024
2	14/65-67 Tootal Road, Dingley Village, Vic 3172	\$650,000	09-Jul-2024
3	5/28 Howard Road, Dingley Village, Vic 3172	\$675,000	09-Nov-2024

This statement of information was prepared on 15-Apr-2025 at 8:44:16 PM AEST