

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

204 Centre Dandenong Road, Dingley Village Vic 3172

Indicative selling price

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

Range between \$1,220,000 & \$1,320,000

Median sale price

Median price \$1,270,500 Property Type House Suburb Dingley Village

Period - From 01/07/2025 to 30/09/2025 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	2 Abbottswood Ct DINGLEY VILLAGE 3172	\$1,276,000	20/09/2025
2	1 Bardoel Ct DINGLEY VILLAGE 3172	\$1,263,500	20/09/2025
3	142 Centre Dandenong Rd DINGLEY VILLAGE 3172	\$1,320,000	06/09/2025

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: 14/10/2025 10:41



4 2 4

Property Type: House (Res)
Land Size: 740 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,220,000 - \$1,320,000
Median House Price
 September quarter 2025: \$1,270,500

Comparable Properties



2 Abbottswood Ct DINGLEY VILLAGE 3172 (REI)

Agent Comments

4 3 2

Price: \$1,276,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 535 sqm approx



1 Bardoel Ct DINGLEY VILLAGE 3172 (REI)

Agent Comments

4 2 4

Price: \$1,263,500
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 581 sqm approx



142 Centre Dandenong Rd DINGLEY VILLAGE 3172 (REI)

Agent Comments

4 2 2

Price: \$1,320,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 617 sqm approx

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