

# 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

3 Aisha Crescent, Dingley Village Vic 3172

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,150,000

&

\$1,250,000

### Median sale price

Median price

\$1,120,500

Property Type

House

Suburb

Dingley Village

Period - From

30/01/2024

to

29/01/2025

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	46 Rhoda St DINGLEY VILLAGE 3172	\$1,140,000	14/12/2024
2	3 Mussert Av DINGLEY VILLAGE 3172	\$1,195,000	12/10/2024
3	15 Jacks Av DINGLEY VILLAGE 3172	\$1,210,000	10/08/2024

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:

30/01/2025 09:31



**Rooms:** 8  
**Property Type:** House  
**Land Size:** 649.32 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
30/01/2024 - 29/01/2025: \$1,120,500

## Comparable Properties



**46 Rhoda St DINGLEY VILLAGE 3172 (REI)** **Agent Comments**



**Price:** \$1,140,000  
**Method:** Auction Sale  
**Date:** 14/12/2024  
**Property Type:** House (Res)  
**Land Size:** 576 sqm approx



**3 Mussert Av DINGLEY VILLAGE 3172 (REI/VG)** **Agent Comments**



**Price:** \$1,195,000  
**Method:** Auction Sale  
**Date:** 12/10/2024  
**Property Type:** House (Res)  
**Land Size:** 554 sqm approx



**15 Jacks Av DINGLEY VILLAGE 3172 (REI/VG)** **Agent Comments**



**Price:** \$1,210,000  
**Method:** Auction Sale  
**Date:** 10/08/2024  
**Property Type:** House (Res)  
**Land Size:** 546 sqm approx