

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

4 Aisha Crescent, Dingley Village Vic 3172

Indicative selling price

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

Range between

\$1,190,000

&

\$1,290,000

Median sale price

Median price

\$1,150,000

Property Type

House

Suburb

Dingley Village

Period - From

11/06/2024

to

10/06/2025

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 Gail Ct DINGLEY VILLAGE 3172	\$1,231,000	10/05/2025
2	3 Aisha Cr DINGLEY VILLAGE 3172	\$1,265,000	10/05/2025
3	9 Jolimont PI DINGLEY VILLAGE 3172	\$1,280,000	11/03/2025

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:

11/06/2025 11:01



Property Type: Land
Land Size: 645 sqm approx
Agent Comments

Indicative Selling Price
\$1,190,000 - \$1,290,000
Median House Price
11/06/2024 - 10/06/2025: \$1,150,000

Comparable Properties



6 Gail Ct DINGLEY VILLAGE 3172 (REI)

Agent Comments



Price: \$1,231,000
Method: Sold Before Auction
Date: 10/05/2025
Property Type: House (Res)

3 Aisha Cr DINGLEY VILLAGE 3172 (REI)

Agent Comments



Price: \$1,265,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)



9 Jolimont PI DINGLEY VILLAGE 3172 (REI/VG)

Agent Comments



Price: \$1,280,000
Method: Private Sale
Date: 11/03/2025
Property Type: House
Land Size: 550 sqm approx