Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	5/67 Tootal Road, Dingley Village Vic 3172
Including suburb and	
postcode	

Indicative selling price

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

Range between \$680,000	&	\$720,000
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Median sale price

Median price	\$796,125	Pro	perty Type Ur	nit		Suburb	Dingley Village
Period - From	01/07/2025	to	30/09/2025	Sc	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	13/1 Johanna Ct DINGLEY VILLAGE 3172	\$847,500	13/10/2025
2	40 Kingston Dr DINGLEY VILLAGE 3172	\$765,000	26/07/2025
3			

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:	25/11/2025 11:15



Date of sale







Rooms: 3

Property Type: Unit Agent Comments

Indicative Selling Price \$680,000 - \$720,000 Median Unit Price September quarter 2025: \$796,125

Comparable Properties



13/1 Johanna Ct DINGLEY VILLAGE 3172 (REI)

2

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1

A

Price: \$847,500

Method: Sold Before Auction

Date: 13/10/2025 Property Type: Unit **Agent Comments**



40 Kingston Dr DINGLEY VILLAGE 3172 (REI/VG)

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2







a

Agent Comments

Price: \$765,000 Method: Auction Sale Date: 26/07/2025 Property Type: Unit

Land Size: 283 sqm approx

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.

Account - Barry Plant | P: 03 9586 0500





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