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<br>Including suburb and postcode | 5 Emma Place, Dingley Village VIC 3172 |

## Indicative selling price

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

Range between $1,320,000 & $1,380,000

## Median sale price

Median price $1,162,500 Property Type House Suburb Dingley Village

Period - From 31/07/2025 to 30/01/2026 Source Cotality™

## 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 agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 8 Teralba Close Dingley Village VIC 3172 | $1,305,000 | 08/11/2025 |
| 6 Cardinal Court Dingley Village VIC 3172 | $1,485,000 | 29/11/2025 |
| 28 Pickworth Drive Dingley Village VIC 3172 | $1,320,000 | 30/08/2025 |

This Statement of Information was prepared on: 31/01/2026