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	23 Southern Drive, Dingley Village VIC 3172

Indicative selling price

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

Single price $1,730,000

Median sale price

Median price $1,200,000 Property Type House Suburb Dingley Village

Period - From 09/11/2025 to 08/05/2026 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
42 Christina Terrace Dingley Village VIC 3172	$1,700,000	21/03/2026
3 Robina Court Dingley Village VIC 3172	$1,580,000	15/04/2026
5 Emma Place Dingley Village VIC 3172	$1,566,000	28/02/2026

This Statement of Information was prepared on: 09/05/2026