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 Pauline Avenue, Dingley Village VIC 3172

Indicative selling price

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

Range between $1,150,000 & $1,200,000

Median sale price

Median price $1,199,000 Property Type House Suburb Dingley Village

Period - From 20/10/2025 to 19/04/2026 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
18 Pickworth Drive Dingley Village VIC 3172	$1,215,000	18/04/2026
20 Dingley Court Dingley Village VIC 3172	$1,225,000	28/03/2026
9 Mussert Avenue Dingley Village VIC 3172	$1,150,000	14/02/2026

This Statement of Information was prepared on: 20/04/2026