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	10 Glenelg Court, Dingley Village Vic 3172

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $1,220,000 Property Type House Suburb Dingley Village

Period - From 01/01/2026 to 31/03/2026 Source 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 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	51 Kingswood Dr DINGLEY VILLAGE 3172	$905,000	19/01/2026
2	1 Cassava Ct DINGLEY VILLAGE 3172	$835,000	17/12/2025
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: 12/05/2026 16:42

10 Glenelg Court, Dingley Village Vic 3172

Gavin van Rooyen
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3 2 2

Rooms: 5
Property Type:House

Indicative Selling Price
$800,000 - $880,000
Median House Price
March quarter 2026: $1,220,000

Comparable Properties



51 Kingswood Dr DINGLEY VILLAGE 3172 (REI/VG)

3 1 1

Price: $905,000
Method: Private Sale
Date: 19/01/2026
Rooms: 5
Property Type: House (Res)
Land Size: 629 sqm approx

Agent Comments



1 Cassava Ct DINGLEY VILLAGE 3172 (REI/VG)

3 2 2

Price: $835,000
Method: Auction Sale
Date: 17/12/2025
Property Type: House (Res)
Land Size: 583 sqm approx

Agent Comments

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.

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