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	1/17 Pauline Avenue, Dingley Village Vic 3172

Indicative selling price

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

Range between $680,000 & $740,000

Median sale price

Median price $801,250 Property Type Unit Suburb Dingley Village

Period - From 30/07/2025 to 29/07/2026 Source Property Data

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	12 Ridder Ct DINGLEY VILLAGE 3172	$698,000	20/05/2026
2	28a Bayville Dr DINGLEY VILLAGE 3172	$682,000	15/04/2026
3	2/575-577 Lower Dandenong Rd DINGLEY VILLAGE 3172	$720,000	08/04/2026

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: 30/07/2026 10:17

1/17 Pauline Avenue, Dingley Village Vic 3172



2

Rooms: 3
Property Type: Unit

Agent Comments

Indicative Selling Price
$680,000 - $740,000
Median Unit Price
30/07/2025 - 29/07/2026: $801,250

Comparable Properties



12 Ridder Ct DINGLEY VILLAGE 3172 (REI)

2 1 1

Price: $698,000
Method: Private Sale
Date: 20/05/2026
Property Type: Unit
Land Size: 208 sqm approx

Agent Comments



28a Bayville Dr DINGLEY VILLAGE 3172 (REI/VG)

2 1 1

Price: $682,000
Method: Sold Before Auction
Date: 15/04/2026
Property Type: Unit
Land Size: 176 sqm approx

Agent Comments



2/575-577 Lower Dandenong Rd DINGLEY VILLAGE 3172 (REI)

2 1 2

Price: $720,000
Method: Private Sale
Date: 08/04/2026
Property Type: Unit
Land Size: 179 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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