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	83 Howard Road, Dingley Village VIC 3172

Indicative selling price

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

Range between $950,000 & $995,000

Median sale price

Median price $1,100,000 Property Type House Suburb Dingley Village

Period - From 31/07/2024 to 30/01/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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 McArdle Street Dingley Village VIC 3172	$1,020,000	23/11/2024
18 Shelford Grove, Dingley Village Vic 3172	$1,025,000	30/12/2024
43 Howard Road, Dingley Village Vic 3172	$950,000	14/12/2024

This Statement of Information was prepared on: 31/01/2025