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	17 Sharrock Drive, Dingley Village VIC 3172

Indicative selling price

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

Range between $1,390,000 & $1,470,000

Median sale price

Median price $1,110,000 Property Type House Suburb Dingley Village

Period - From 04/11/2024 to 04/05/2025 Source price_finder

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
33 Campbell Grove Dingley Village VIC	$1,440,000	12/04/2025
23 Campbell Grove Dingley Village VIC	$1,218,000	03/05/2025
47 Wheatland Crescent Dingley Village VIC	$1,280,000	22/02/2025

This Statement of Information was prepared on: 05/05/2025