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<br>Including suburb and postcode | 8 Lord Avenue, Dingley Village VIC 3172 |

## Indicative selling price

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

Range between $990,000 & $1,040,000

## Median sale price

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

Period - From 01/12/2024 to 30/05/2025 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 |
|---|---|---|
| 62 Howard Road Dingley Village VIC | $1,035,000 | 24/05/2025 |
| 30 Jacks Avenue Dingley Village VIC | $1,008,000 | 15/02/2025 |
| 2 Mungari Street Dingley Village VIC | $1,055,000 | 05/04/2025 |

This Statement of Information was prepared on: 31/05/2025