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	16 Marcus Road, Dingley Village VIC 3172

Indicative selling price

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

Single price	$1,080,000

Median sale price

Median price	$1,150,000	Property Type	House	Suburb	Dingley Village
Period - From	24/05/2025	to	23/11/2025	Source	Cotality™

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
51 Jacks Avenue Dingley Village VIC 3172	$1,098,000	22/11/2025
28 Toorak Drive Dingley Village VIC 3172	$1,000,000	08/11/2025
4 Marjorie Avenue Dingley Village VIC 3172	$1,115,000	13/08/2025

This Statement of Information was prepared on: 24/11/2025