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	3/7 Campbell Grove, Dingley Village Vic 3172

Indicative selling price

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

Range between $750,000 & $820,000

Median sale price

Median price $796,125 Property Type Unit Suburb Dingley Village

Period - From 01/07/2025 to 30/09/2025 Source REIV

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	7 Lauren Cl DINGLEY VILLAGE 3172	$770,000	20/09/2025
2	3/112-114 Centre Dandenong Rd DINGLEY VILLAGE 3172	$791,000	06/09/2025
3	3/57 Tootal Rd DINGLEY VILLAGE 3172	$801,250	04/08/2025

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: 24/11/2025 13:07

3/7 Campbell Grove, Dingley Village Vic 3172



Property Type:
Agent Comments

Indicative Selling Price
$750,000 - $820,000
Median Unit Price
September quarter 2025: $796,125

Comparable Properties



7 Lauren Cl DINGLEY VILLAGE 3172 (REI/VG)

2 1 2

Price: $770,000
Method: Private Sale
Date: 20/09/2025
Property Type: Unit
Land Size: 322 sqm approx

Agent Comments



3/112-114 Centre Dandenong Rd DINGLEY VILLAGE 3172 (REI)

2 1 2

Price: $791,000
Method: Sold Before Auction
Date: 06/09/2025
Property Type: Unit

Agent Comments



3/57 Tootal Rd DINGLEY VILLAGE 3172 (REI/VG)

2 2 1

Price: $801,250
Method: Private Sale
Date: 04/08/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Roving Real Estate

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