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	22 Emery Drive, Dingley Village VIC 3172

Indicative selling price

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

Range between $1,240,000 & $1,300,000

Median sale price

Median price $1,162,500 Property Type House Suburb Dingley Village

Period - From 23/07/2025 to 22/01/2026 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
50 Rhoda Street Dingley Village VIC 3172	$1,320,000	30/11/2025
7 Brian Court Dingley Village VIC 3172	$1,390,000	01/10/2025
10 Delaware Drive Dingley Village VIC 3172	$1,250,000	18/09/2025

This Statement of Information was prepared on: 23/01/2026