

# 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

28 Elliott Crescent, Dingley Village Vic 3172

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,270,500

Property Type

House

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 Von Nida Ct DINGLEY VILLAGE 3172 | \$1,118,000 | 22/08/2025   |
| 2 | 10 Casco PI DINGLEY VILLAGE 3172   | \$1,011,000 | 28/06/2025   |
| 3 | 26 Marcus Rd DINGLEY VILLAGE 3172  | \$1,105,000 | 14/06/2025   |

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:

25/11/2025 12:29



**Property Type:** House (Res)

**Land Size:** 558 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

September quarter 2025: \$1,270,500

## Comparable Properties



**7 Von Nida Ct DINGLEY VILLAGE 3172 (REI/VG)**

**Agent Comments**



**Price:** \$1,118,000

**Method:** Sold Before Auction

**Date:** 22/08/2025

**Property Type:** House

**Land Size:** 553 sqm approx



**10 Casco Pl DINGLEY VILLAGE 3172 (REI/VG)**

**Agent Comments**



**Price:** \$1,011,000

**Method:** Auction Sale

**Date:** 28/06/2025

**Property Type:** House (Res)

**Land Size:** 518 sqm approx



**26 Marcus Rd DINGLEY VILLAGE 3172 (REI/VG)**

**Agent Comments**



**Price:** \$1,105,000

**Method:** Auction Sale

**Date:** 14/06/2025

**Property Type:** House (Res)

**Land Size:** 1037 sqm approx