

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

Range between

\$930,000

&

\$1,023,000

Median sale price

Median price

\$1,174,000

Property Type

House

Suburb

Dingley Village

Period - From

01/10/2024

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 2 Von Nida Ct DINGLEY VILLAGE 3172	\$1,020,000	13/12/2025
2 10 Attenborough Ct DINGLEY VILLAGE 3172	\$1,000,000	10/12/2025
3 28 Toorak Dr DINGLEY VILLAGE 3172	\$1,000,000	08/11/2025

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:

05/01/2026 11:01

Peter Liu

0451367278

peter.liu@raywhite.com



4



2



2

Property Type: House

Agent Comments

Indicative Selling Price

\$930,000 - \$1,023,000

Median House Price

Year ending September 2025: \$1,174,000

Comparable Properties



2 Von Nida Ct DINGLEY VILLAGE 3172 (REI)

Agent Comments



3



2



2

Price: \$1,020,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 534 sqm approx



10 Attenborough Ct DINGLEY VILLAGE 3172 (REI)

Agent Comments



3



2



2

Price: \$1,000,000

Method: Sold Before Auction

Date: 10/12/2025

Property Type: House (Res)

Land Size: 567 sqm approx



28 Toorak Dr DINGLEY VILLAGE 3172 (REI/VG)

Agent Comments



3



2



2

Price: \$1,000,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 534 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222