

# 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 \$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

28 Elliott Crescent, Dingley Village Vic 3172

RayWhite

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



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