

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

17 KINGSTON DRIVE DINGLEY VILLAGE VIC 3172

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,275,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,199,000

Property type

House

Suburb

Dingley Village

Period-from

01 Apr 2025

to

31 Mar 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 6 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

4 ELY COURT DINGLEY VILLAGE VIC 3172	\$1,300,000	07-Mar-26
6 LORD AVENUE DINGLEY VILLAGE VIC 3172	\$1,320,000	18-Apr-26
28 FERNHILL DRIVE DINGLEY VILLAGE VIC 3172	\$1,360,000	21-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 22 April 2026


**4 ELY COURT DINGLEY VILLAGE
VIC 3172**
 4  3  1

Sold Price

^{RS}
\$1,300,000

Sold Date

07-Mar-26

Distance

0.98km

**6 LORD AVENUE DINGLEY
VILLAGE VIC 3172**
 4  2  2

Sold Price

^{RS}
\$1,320,000

Sold Date

18-Apr-26

Distance

1.16km

**28 FERNHILL DRIVE DINGLEY
VILLAGE VIC 3172**
 3  2  3

Sold Price

^{RS}
\$1,360,000

Sold Date

21-Mar-26

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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