

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Dingley Village

Period-from

01 May 2025

to

30 Apr 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
24 GOLFWOOD CLOSE DINGLEY VILLAGE VIC 3172	\$1,301,000	11-Apr-26
6 LORD AVENUE DINGLEY VILLAGE VIC 3172	\$1,320,000	18-Apr-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: 23 May 2026


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

Sold Price

**\$1,300,000**

 Sold Date **07-Mar-26**

 Distance **0.98km**

**24 GOLFWOOD CLOSE DINGLEY  
VILLAGE VIC 3172**
 4  3  2

Sold Price

<sup>RS</sup> **\$1,301,000**

 Sold Date **11-Apr-26**

 Distance **0.87km**

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

Sold Price

<sup>RS</sup> **\$1,320,000**

 Sold Date **18-Apr-26**

 Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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