

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

40 Kingston Drive, Dingley Village VIC 3172

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$650,000

&

\$690,000

Median sale price

Median price

\$738,750

Property Type

Unit

Suburb

Dingley Village

Period - From

11/12/2024

to

10/06/2025

Source

price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
8 Shoal Court Dingley Village VIC	\$670,000	26/03/2025
9/119-121 Centre Dandenong Road Road Dingley Village VIC	\$680,000	21/01/2025
12 Shoal Court Dingley Village VIC	\$695,000	12/02/2025

This Statement of Information was prepared on:

11/06/2025