

# 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

3/57 Tootal Road, 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

\$700,000

&

\$750,000

### Median sale price

Median price

\$764,000

Property Type

Unit

Suburb

Dingley Village

Period - From

02/01/2025

to

01/07/2025

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
6/270 Spring Road Dingley Village VIC	\$730,000	17/06/2025
3/3-5 Mcclure Road Dingley Village VIC	\$695,000	09/04/2025
6/1 Johanna Court Dingley Village VIC	\$760,000	11/03/2025

This Statement of Information was prepared on:

02/07/2025