

# 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

4 Marjorie Avenue, 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

\$1,000,000

&

\$1,050,000

### Median sale price

Median price

\$1,145,000

Property Type

House

Suburb

Dingley Village

Period - From

28/01/2025

to

27/07/2025

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 Anita Avenue Dingley Village VIC	\$962,000	03/05/2025
134 Howard Road Dingley Village VIC	\$1,025,000	30/05/2025
18 Howard Road Dingley Village VIC	\$933,000	22/03/2025

This Statement of Information was prepared on:

28/07/2025