

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

312 Spring Road, Dingley Village Vic 3172

Indicative selling price

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

Range between

\$1,180,000

&

\$1,280,000

Median sale price

Median price

\$1,220,000

Property Type

House

Suburb

Dingley Village

Period - From

01/01/2026

to

31/03/2026

Source

REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5 Nickson CI DINGLEY VILLAGE 3172	\$1,260,000	04/05/2026
2	6 Lord Av DINGLEY VILLAGE 3172	\$1,320,000	18/04/2026
3	30 Kubis Cr DINGLEY VILLAGE 3172	\$1,250,000	16/12/2025

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 six months.~~

This Statement of Information was prepared on:

20/05/2026 14:07



Property Type:
Divorce/Estate/Family Transfers
Land Size: 652 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,180,000 - \$1,280,000
Median House Price
March quarter 2026: \$1,220,000

Comparable Properties



5 Nickson CI DINGLEY VILLAGE 3172 (REI)

[Agent Comments](#)



Price: \$1,260,000
Method: Private Sale
Date: 04/05/2026
Property Type: House



6 Lord Av DINGLEY VILLAGE 3172 (REI)

[Agent Comments](#)



Price: \$1,320,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 534 sqm approx



30 Kubis Cr DINGLEY VILLAGE 3172 (REI/VG)

[Agent Comments](#)



Price: \$1,250,000
Method: Private Sale
Date: 16/12/2025
Property Type: House
Land Size: 622 sqm approx

Account - Barry Plant | P: 03 9586 0500