

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$1,300,000

### Median sale price

Median price \$1,215,000

Property Type House

Suburb Dingley Village

Period - From 17/06/2025

to 16/06/2026

Source Property Data

### 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	6 Donhaven Ct DINGLEY VILLAGE 3172	\$1,230,000	30/05/2026
2	30 Marcus Rd DINGLEY VILLAGE 3172	\$1,335,000	30/05/2026
3	28 Fernhill Dr DINGLEY VILLAGE 3172	\$1,360,000	21/03/2026

**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:

17/06/2026 19:02



 3    2    4

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,300,000

**Median House Price**

17/06/2025 - 16/06/2026: \$1,215,000

## Comparable Properties



**6 Donhaven Ct DINGLEY VILLAGE 3172 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,230,000

**Method:** Auction Sale

**Date:** 30/05/2026

**Property Type:** House (Res)

**Land Size:** 546 sqm approx



**30 Marcus Rd DINGLEY VILLAGE 3172 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,335,000

**Method:** Auction Sale

**Date:** 30/05/2026

**Property Type:** House (Res)

**Land Size:** 583 sqm approx



**28 Fernhill Dr DINGLEY VILLAGE 3172 (REI/VG)**

Agent Comments

 3    2    3

**Price:** \$1,360,000

**Method:** Auction Sale

**Date:** 21/03/2026

**Property Type:** House (Res)

**Land Size:** 551 sqm approx

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