

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

23 Oploo Court, Dingley Village Vic 3172

Indicative selling price

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

Range between

\$750,000

&

\$810,000

Median sale price

Median price

\$830,000

Property Type

Unit

Suburb

Dingley Village

Period - From

10/08/2025

to

09/08/2026

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	5/53 Tootal Rd DINGLEY VILLAGE 3172	\$777,000	01/06/2026
2	4/8-10 Golfwood CI DINGLEY VILLAGE 3172	\$762,000	18/04/2026
3	4/270 Spring Rd DINGLEY VILLAGE 3172	\$779,000	14/03/2026

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:

10/08/2026 11:17



2
 1
 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$750,000 - \$810,000

Median Unit Price

10/08/2025 - 09/08/2026: \$830,000

Comparable Properties



5/53 Tootal Rd DINGLEY VILLAGE 3172 (REI/VG)

Agent Comments

2
 2
 1

Price: \$777,000

Method: Private Sale

Date: 01/06/2026

Property Type: Townhouse (Res)



4/8-10 Golfwood CI DINGLEY VILLAGE 3172 (REI)

Agent Comments

2
 1
 1

Price: \$762,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Unit



4/270 Spring Rd DINGLEY VILLAGE 3172 (REI/VG)

Agent Comments

2
 1
 2

Price: \$779,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Unit

Account - Barry Plant | P: 03 9586 0500