

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

9 Ridder Court, Dingley Village VIC 3172

Indicative selling price

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

Range between

\$690,000

&

\$750,000

Median sale price

Median price

\$804,125

Property Type

Unit

Suburb

Dingley Village

Period - From

01/10/2025

to

30/03/2026

Source

Cotality™

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
13/1 Johanna Court Dingley Village VIC 3172	\$847,500	14/10/2025
5/65-67 Tootal Road Dingley Village VIC 3172	\$700,000	12/02/2026
4/270 Spring Road Dingley Village VIC 3172	\$779,000	14/03/2026

This Statement of Information was prepared on:

31/03/2026