Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 13/11/2026

Property offered for sale

Address
Including suburb and postcode: 16 Kubis Cres, Dingley Village, Vic 3172

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
HOUSE	5	3	2	255sqm	601sqm

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price:

or

Range between: $1,350,000 & $1,400,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.
[*Insert N/A if the property is not to be sold by auction or fixed-date sale*]

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,172,500 | Property type: House | Suburb: Dingley Village

Period: from 01/11/2025 to 31/10/2026 | Source: PropTrack

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.
If there were fewer than three, but one or two, comparable properties, these must be included below.
These properties were used to help determine the estimated selling price.
[*Insert N/A in blank sections*]

Comparable property 1

Address	Sale price	Date of sale
29 Willow-glen Court, Dingley Village, VIC 3172	$1,381,750	18/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
House	5	2	0	N/A	708

Comparable property 2

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

[*Insert N/A if there were three comparable properties*]

We have not included the below sales as direct comparable despite their similar 5 bed accommodation and relevant features, as they represent a higher level of overall offering. Differences in land size, condition, renovation, age and presentation make them less directly comparable.

-7 Donna Close, Dingley Village
5 beds, 2 baths, 726sqm, $1,650,000. Larger landholding with significantly higher renovation and presentation.

-20 Nixon Close, Dingley Village
5 beds, 2 baths, 2 car, 597sqm $1,500,000. Newer and more extensively renovated, including updated open plan living.

-23 Southern Drive, Dingley Village
5 beds, 3 baths, 2 car, 550sqm $1,610,000. Newer style, comprehensively renovated with a higher level of finish.

Relevant sales that are more comparable but are outside the 2km radius and due to legislation we cannot add:
42 Havenstone Drive, Keysborough
6 beds, 3 baths, 4 Car approximately 505sqm, Relevant accommodation and smaller land size, however 4.4km away. $1,380,000.

14 Scotch Avenue, Keysborough
5 beds, 3 baths, 2 Car, approximately 528sqm. Relevant accommodation and property type, however 3.1km away. $1,401,000

12 Bangalow Way, Aspendale Gardens
5 beds, 3 baths, 2 car, approximately 536sqm. Relevant accommodation and property type however, 4.6km away. $1,400,000

The subject property offers 5 bed, 3 bath, 2 Car Garage, Pool, 2 living areas and a study and workshop on approx. 600sqm. Other sales above the price guide offer a higher level of renovation and presentation, while additional comparable properties fall outside the required distance. The final assessment will consider accommodation, land size, condition and overall features.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$_____
Unconditional sale date	_____/_____/_____