

## 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 SMEATON AVENUE DALLAS VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$680,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$592,000

Property type

House

Suburb

Dallas

Period-from

01 Apr 2025

to

31 Mar 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 6 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

6 LALOR STREET DALLAS VIC 3047	\$715,000	28-Mar-26
16 MERINO AVENUE DALLAS VIC 3047	\$640,000	27-Nov-25
8 CORINELLA CRESCENT DALLAS VIC 3047	\$700,000	25-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 30 April 2026



**6 LALOR STREET DALLAS VIC 3047**

 3  2  1

Sold Price

<sup>RS</sup>

**\$715,000**

Sold Date

**28-Mar-26**

Distance

**0.04km**



**16 MERINO AVENUE DALLAS VIC 3047**

 3  1  1

Sold Price

**\$640,000**

Sold Date

**27-Nov-25**

Distance

**0.23km**



**8 CORINELLA CRESCENT DALLAS VIC 3047**

 3  1  3

Sold Price

**\$700,000**

Sold Date

**25-Nov-25**

Distance

**0.23km**

RS = Recent sale

UN = Undisclosed Sale

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