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	1/3 RICHES STREET DALLAS VIC 3047

Indicative selling price

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

~~Single Price~~		or range between	$450,000	&	$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	Unit	Suburb	Dallas
Period-from	01 Aug 2024	to	31 Jul 2025	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
1/2 AMBROSE STREET DALLAS VIC 3047	$480,000	06-Feb-25
5A ANTWERP STREET DALLAS VIC 3047	$453,000	29-Jul-25
5 GARNER PARADE DALLAS VIC 3047	$453,000	01-May-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: 29 August 2025

CONSUMER AFFAIRS VICTORIA

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1/2 AMBROSE STREET DALLAS VIC 3047 Sold Price **$480,000** Sold Date **06-Feb-25**

3 1 1 Distance **0.17km**



5A ANTWERP STREET DALLAS VIC 3047 Sold Price **RS $453,000** Sold Date **29-Jul-25**

2 1 1 Distance **1.4km**



5 GARNER PARADE DALLAS VIC 3047 Sold Price **$453,000** Sold Date **01-May-25**

2 1 1 Distance **0.38km**

RS = Recent sale **UN** = Undisclosed Sale

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