

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

37 BENALLA 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Dallas

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

130 KITCHENER STREET BROADMEADOWS VIC 3047	\$456,000	23-Jan-25
35 ROSEDALE CRESCENT DALLAS VIC 3047	\$450,000	16-Dec-24
6 TRETHOWAN STREET BROADMEADOWS VIC 3047	\$437,500	16-Oct-24

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: 06 March 2025



**130 KITCHENER STREET
BROADMEADOWS VIC 3047**

2 1 1

Sold Price

^{RS}

\$456,000

Sold Date

23-Jan-25

Distance

1.68km



**35 ROSEDALE CRESCENT DALLAS
VIC 3047**

3 1 1

Sold Price

\$450,000

Sold Date

16-Dec-24

Distance

0.65km



**6 TRETOWAN STREET
BROADMEADOWS VIC 3047**

3 1 -

Sold Price

\$437,500

Sold Date

16-Oct-24

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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