

## 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](http://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

**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

<sup>RS</sup> **\$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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