

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

4/27 GEACH 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

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Dallas

Period-from

01 Jun 2024

to

31 May 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

36A RIGGALL STREET DALLAS VIC 3047	\$425,000	28-Nov-24
3/12 MERLYNSTON CLOSE DALLAS VIC 3047	\$400,000	31-May-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: 16 June 2025



36A RIGGALL STREET DALLAS VIC 3047 Sold Price **\$425,000** Sold Date **28-Nov-24**

2 1 -

Distance **1.19km**



3/12 MERLYNSTON CLOSE DALLAS VIC 3047 Sold Price **\$400,000** Sold Date **31-May-24**

2 1 1

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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