

## 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

7 KILMORE CRESCENT 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

\$652,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Dallas

Period-from

01 Nov 2024

to

31 Oct 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 98 RIGGALL STREET DALLAS VIC 3047     | \$630,000 | 31-Oct-25 |
| 43 PHILLIP STREET DALLAS VIC 3047     | \$630,000 | 02-Jun-25 |
| 29 INVERLOCH CRESCENT DALLAS VIC 3047 | \$670,000 | 13-Sep-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: 27 November 2025


**98 RIGGALL STREET DALLAS VIC 3047**
 3  2  1

Sold Price

<sup>RS</sup>
**\$630,000**

Sold Date

**31-Oct-25**

Distance

**0.24km**

**43 PHILLIP STREET DALLAS VIC 3047**
 3  1  1

Sold Price

**\$630,000**

Sold Date

**02-Jun-25**

Distance

**0.47km**

**29 INVERLOCH CRESCENT DALLAS VIC 3047**
 3  1  2

Sold Price

**\$670,000**

Sold Date

**13-Sep-25**

Distance

**0.7km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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