

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

8 RUBICON 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Dallas

Period-from

01 Aug 2025

to

31 Jul 2026

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

162 RAILWAY CRESCENT DALLAS VIC 3047	\$821,000	05-Apr-25
6 LALOR STREET DALLAS VIC 3047	\$715,000	28-Mar-26
9 SMEATON AVENUE DALLAS VIC 3047	\$680,000	14-Apr-26

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: 12 August 2026


162 RAILWAY CRESCENT DALLAS VIC 3047

Sold Price

\$821,000

Sold Date

05-Apr-25
 4
  2
  1

Distance

0.09km
6 LALOR STREET DALLAS VIC 3047

Sold Price

\$715,000

Sold Date

28-Mar-26
 3
  2
  1

Distance

0.14km
9 SMEATON AVENUE DALLAS VIC 3047

Sold Price

\$680,000

Sold Date

14-Apr-26
 3
  1
  1

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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