

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

168 Blair Street, Dallas Vic 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$635,000

Property Type

House

Suburb

Dallas

Period - From

01/07/2025

to

30/06/2026

Source

REIV

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 six 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	8 Smeaton Av DALLAS 3047	\$620,000	25/06/2026
2	43 Mildura Cr DALLAS 3047	\$598,000	15/04/2026
3	14 Stockdale Av DALLAS 3047	\$595,000	24/03/2026

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 six months.~~

This Statement of Information was prepared on:

25/08/2026 13:01

168 Blair Street, Dallas Vic 3047

**Stockdale
& Leggo**

Daniel Imbesi

9306 0422

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dimbesi@stockdaleleggo.com.au

Indicative Selling Price

\$500,000 - \$550,000

Median House Price

Year ending June 2026: \$635,000



Rooms: 5

Property Type: House

Land Size: 589 sqm approx

Agent Comments

Comparable Properties



8 Smeaton Av DALLAS 3047 (REI)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 25/06/2026

Property Type: House

Land Size: 657 sqm approx



43 Mildura Cr DALLAS 3047 (REI)

Agent Comments



Price: \$598,000

Method: Private Sale

Date: 15/04/2026

Property Type: House

Land Size: 600 sqm approx



14 Stockdale Av DALLAS 3047 (REI)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 24/03/2026

Property Type: House

Land Size: 534 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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