

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 MERINO AVENUE 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

House

Suburb

Dallas

Period-from

01 Jul 2025

to

30 Jun 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

14 STOCKDALE AVENUE DALLAS VIC 3047	\$595,000	17-Mar-26
32 ECHUCA STREET DALLAS VIC 3047	\$598,000	11-Mar-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.

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**14 STOCKDALE AVENUE DALLAS
VIC 3047**

 3  1  1

Sold Price

\$595,000

Sold Date

17-Mar-26

Distance

0.54km



**32 ECHUCA STREET DALLAS VIC
3047**

 3  1  1

Sold Price

\$598,000

Sold Date

11-Mar-26

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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