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	14 STOCKDALE 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	$540,000	&	$594,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$586,500	Property type	House	Suburb	Dallas
Period-from	01 Feb 2025	to	31 Jan 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 WIMBA COURT COOLAROO VIC 3048	$535,000	21-Nov-24
1 INVERLOCH CRESCENT DALLAS VIC 3047	$506,750	22-Feb-25
30 KOROIT AVENUE DALLAS VIC 3047	$545,750	16-Nov-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: 11 February 2026

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14 WIMBA COURT COOLAROO VIC 3048

3 1 1

Sold Price **$535,000** Sold Date **21-Nov-24**

Distance **0.43km**



1 INVERLOCH CRESCENT DALLAS VIC 3047

3 1 1

Sold Price **$506,750** Sold Date **22-Feb-25**

Distance **0.63km**



30 KOROIT AVENUE DALLAS VIC 3047

3 1 1

Sold Price **$545,750** Sold Date **16-Nov-24**

Distance **0.64km**



2 FUMINA COURT MEADOW HEIGHTS VIC 3048

3 1 1

Sold Price **$486,500** Sold Date **03-Apr-25**

Distance **0.65km**



44 GUILDFORD AVENUE COOLAROO VIC 3048

3 1 1

Sold Price **$500,000** Sold Date **22-Oct-24**

Distance **0.66km**



10 ORVILLE STREET COOLAROO VIC 3048

3 1 1

Sold Price **$560,000** Sold Date **27-Mar-25**

Distance **0.71km**

RS = Recent sale **UN** = Undisclosed Sale

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1 TAGGERTY CRESCENT MEADOW HEIGHTS VIC 3048

3 1 1

Sold Price **$570,000** Sold Date **02-Oct-24**

Distance **0.58km**

RS = Recent sale **UN** = Undisclosed Sale

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