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	$635,000	~~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
3 MORWELL CRESCENT DALLAS VIC 3047	$600,000	04-Apr-26
14 STOCKDALE AVENUE DALLAS VIC 3047	$595,000	17-Mar-26
29 LISMORE STREET DALLAS VIC 3047	$577,500	19-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.~~

This Statement of Information was prepared on: 03 August 2026

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3 MORWELL CRESCENT DALLAS VIC 3047

3 1 -

Sold Price **$600,000** Sold Date **04-Apr-26**

Distance **0.42km**



14 STOCKDALE AVENUE DALLAS VIC 3047

3 1 1

Sold Price **$595,000** Sold Date **17-Mar-26**

Distance **0.54km**



29 LISMORE STREET DALLAS VIC 3047

3 1 1

Sold Price **$577,500** Sold Date **19-Mar-26**

Distance **0.3km**

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

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