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	4 BOORT 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~~		or range between	$490,000	&	$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$552,000	Property type	House	Suburb	Dallas
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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
1 MURTOA STREET DALLAS VIC 3047	$517,500	05-Apr-25
26 APOLLO CRESCENT DALLAS VIC 3047	$555,000	01-Mar-25
17 BOORT STREET DALLAS VIC 3047	$510,000	28-Mar-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: 05 June 2025

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1 MURTOA STREET DALLAS VIC 3047

3 1 1

Sold Price **$517,500** Sold Date **05-Apr-25**

Distance **0.06km**



26 APOLLO CRESCENT DALLAS VIC 3047

3 1 1

Sold Price **$555,000** Sold Date **01-Mar-25**

Distance **0.08km**



17 BOORT STREET DALLAS VIC 3047

3 1 3

Sold Price **$510,000** Sold Date **28-Mar-24**

Distance **0.16km**

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

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