

## 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

8 RUBICON STREET DALLAS VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$700,000

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 162 RAILWAY CRESCENT DALLAS VIC 3047 | \$821,000 | 05-Apr-25 |
| 6 LALOR STREET DALLAS VIC 3047       | \$715,000 | 28-Mar-26 |
| 9 SMEATON AVENUE DALLAS VIC 3047     | \$680,000 | 14-Apr-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: 12 August 2026


**162 RAILWAY CRESCENT DALLAS VIC 3047**

Sold Price

**\$821,000**

Sold Date

**05-Apr-25**
 4
  2
  1

Distance

**0.09km**
**6 LALOR STREET DALLAS VIC 3047**

Sold Price

**\$715,000**

Sold Date

**28-Mar-26**
 3
  2
  1

Distance

**0.14km**
**9 SMEATON AVENUE DALLAS VIC 3047**

Sold Price

**\$680,000**

Sold Date

**14-Apr-26**
 3
  1
  1

Distance

**0.11km**

RS = Recent sale

UN = Undisclosed Sale

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