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	5 ROMSEY CRESCENT 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	$630,000	~~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
22 PYALONG CRESCENT DALLAS VIC 3047	$635,000	12-Jun-26
8 SMEATON AVENUE DALLAS VIC 3047	$620,000	25-Jun-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: 19 August 2026

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22 PYALONG CRESCENT DALLAS VIC 3047

3 1 1

Sold Price **$635,000** Sold Date **12-Jun-26**

Distance **0.47km**



8 SMEATON AVENUE DALLAS VIC 3047

3 1 1

Sold Price **$620,000** Sold Date **25-Jun-26**

Distance **0.81km**

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

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