

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

8 Boak Avenue, Mount Helen Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000 & \$650,000

Median sale price

Median price \$625,000 Property Type House Suburb Mount Helen

Period - From 01/08/2024 to 31/07/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	611 Hitchcock Rd BUNINYONG 3357	\$632,500	11/07/2025
2	11 Henry Av MOUNT CLEAR 3350	\$635,000	21/03/2025
3	603 Hitchcock Rd BUNINYONG 3357	\$640,000	10/05/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

01/08/2025 14:54



3 2 2

Property Type: House
Land Size: 822 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$650,000
Median House Price
01/08/2024 - 31/07/2025: \$625,000

Comparable Properties



611 Hitchcock Rd BUNINYONG 3357 (REI)

Agent Comments

3 1 4

Price: \$632,500
Method: Private Sale
Date: 11/07/2025
Property Type: House
Land Size: 868 sqm approx



11 Henry Av MOUNT CLEAR 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$635,000
Method: Private Sale
Date: 21/03/2025
Property Type: House
Land Size: 619 sqm approx



603 Hitchcock Rd BUNINYONG 3357 (REI/VG)

Agent Comments

3 2 1

Price: \$640,000
Method: Private Sale
Date: 10/05/2024
Property Type: House
Land Size: 941 sqm approx