

## 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

27 GLEN KATHERINE DRIVE ST HELENA VIC 3088

### 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

or range  
between

\$930,000

&

\$1,023,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,197,500

Property type

House

Suburb

St Helena

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

11 CALENDONIA DRIVE ELTHAM NORTH VIC 3095	\$1,090,000	03-Jun-25

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 June 2025



**11 CALENDONIA DRIVE ELTHAM  
NORTH VIC 3095**

 3  2  2

Sold Price <sup>RS</sup> **\$1,090,000** Sold Date **03-Jun-25**

Distance **0.45km**

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

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