Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| chid Circuit, St Helena Vic 3088 |
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| |

Indicative selling price

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

| Range between \$810,000 & \$860,000 | Range between | \$810,000 | & | \$860,000 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

Median sale price

| Median price | \$1,186,500 | Pro | perty Type | House | | Suburb | St Helena |
|---------------|-------------|-----|------------|-------|--------|--------|-----------|
| Period - From | 01/04/2024 | to | 31/03/2025 | | Source | REIV | |

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

| Add | dress of comparable property | Price | Date of sale |
|-----|--|-----------|--------------|
| 1 | 4 Sun Orchid Cirt ST HELENA 3088 | \$880,000 | 27/06/2025 |
| 2 | 15 Diamond Blvd GREENSBOROUGH 3088 | \$860,000 | 18/06/2025 |
| 3 | 5/202 Mountain View Rd BRIAR HILL 3088 | \$912,000 | 03/06/2025 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 03/07/2025 16:40 |
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Indicative Selling Price \$810,000 - \$860,000 **Median House Price** Year ending March 2025: \$1,186,500



Property Type: Townhouse

Agent Comments

Comparable Properties

4 Sun Orchid Cirt ST HELENA 3088 (REI)

Agent Comments

Price: \$880,000 Method:

Date: 27/06/2025

Property Type: Townhouse (Single)

15 Diamond Blvd GREENSBOROUGH 3088 (REI)

Price: \$860,000 Method: Private Sale

Date: 18/06/2025 Property Type: Townhouse (Single) Agent Comments



5/202 Mountain View Rd BRIAR HILL 3088 (REI)

Price: \$912,000 Method: Private Sale Date: 03/06/2025

Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 94321444





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