Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

| Address | 10 Sun Orchid Circuit, St Helena Vic 3088 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| 000 |
|-----|
| |

Median sale price

| Median price \$1,150,000 | Pro | pperty Type Hou | ıse | | Suburb | St Helena |
|--------------------------|-----|-----------------|-----|------|----------|-----------|
| Period - From 24/07/2024 | to | 23/07/2025 | So | urce | Property | / Data |

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

| Address of comparable property | | 1 1100 | 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 comparable properties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 24/07/2025 15:56 |
|--|------------------|



Date of sale

JellisCraig

Daniel Cobern 03 9432 1444 0432 501 099 danielcobern@jelliscraig.com.au

Indicative Selling Price \$850,000 Median House Price 24/07/2024 - 23/07/2025: \$1,150,000





Property Type: Townhouse

(Single

Agent Comments

Comparable Properties

4 Sun Orchid Cirt ST HELENA 3088 (REI)

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3 2

Agent Comments

Price: \$880,000 Method: Private Sale Date: 27/06/2025

Rooms: 5

Property Type: Townhouse (Res) **Land Size:** 166 sqm approx

15 Diamond Blvd GREENSBOROUGH 3088 (REI/VG)

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3







Agent Comments



Price: \$860,000 **Method:** Private Sale **Date:** 18/06/2025

Property Type: Townhouse (Single) **Land Size:** 153 sqm approx

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

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Agent Comments



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

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 94321444





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