

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

10 Sun Orchid Circuit, St Helena Vic 3088

Indicative selling price

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

Single price

\$850,000

Median sale price

Median price

\$1,150,000

Property Type

House

Suburb

St Helena

Period - From

24/07/2024

to

23/07/2025

Source

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	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 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

Daniel Cobern
03 9432 1444
0432 501 099

danielcobern@jellisrcraig.com.au

Indicative Selling Price

\$850,000

Median House Price

24/07/2024 - 23/07/2025: \$1,150,000



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties

4 Sun Orchid Cirt ST HELENA 3088 (REI)

Agent Comments

3 2 2

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)

Agent Comments

3 2 2

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)

Agent Comments

3 2 2

Price: \$912,000
Method: Private Sale
Date: 03/06/2025
Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 94321444