

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

191 Beales Road, St Helena Vic 3088

Indicative selling price

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

Single price

\$1,125,000

Median sale price

Median price

\$1,165,000

Property Type

House

Suburb

St Helena

Period - From

01/07/2024

to

30/06/2025

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	Price	Date of sale
1	15 Sunrise Dr GREENSBOROUGH 3088	\$1,140,000	29/05/2025
2	40 Yaralla Cr ST HELENA 3088	\$1,055,000	20/02/2025
3	34 Brentwick Dr GREENSBOROUGH 3088	\$1,080,000	03/12/2024

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:

07/07/2025 16:22



 3  2  2

Property Type: House
Land Size: 657 sqm approx
Agent Comments

Indicative Selling Price
\$1,125,000
Median House Price
Year ending June 2025: \$1,165,000

Comparable Properties



15 Sunrise Dr GREENSBOROUGH 3088 (REI)

Agent Comments

 4  2  2

Price: \$1,140,000
Method: Private Sale
Date: 29/05/2025
Property Type: House
Land Size: 899 sqm approx



40 Yaralla Cr ST HELENA 3088 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,055,000
Method: Private Sale
Date: 20/02/2025
Rooms: 5
Property Type: House (Res)
Land Size: 656 sqm approx



34 Brentwick Dr GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,080,000
Method: Private Sale
Date: 03/12/2024
Rooms: 8
Property Type: House (Res)
Land Size: 560 sqm approx

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