

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

8 Boak Avenue, Mount Helen Vic 3350

Indicative selling price

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

Range between \$630,000 & \$670,000

Median sale price

Median price \$620,000 Property Type House Suburb Mount Helen

Period - From 12/05/2024 to 11/05/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	603 Hitchcock Rd BUNINYONG 3357	\$640,000	10/05/2024
2	1169 Geelong Rd MOUNT CLEAR 3350	\$627,000	14/12/2023
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on: 12/05/2025 14:12



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Property Type: House (Res)

Land Size: 822 sqm approx

Agent Comments

Indicative Selling Price

\$630,000 - \$670,000

Median House Price

12/05/2024 - 11/05/2025: \$620,000

Comparable Properties



603 Hitchcock Rd BUNINYONG 3357 (REI/VG)

Agent Comments

 3  2  1

Price: \$640,000

Method: Private Sale

Date: 10/05/2024

Property Type: House

Land Size: 941 sqm approx



1169 Geelong Rd MOUNT CLEAR 3350 (VG)

Agent Comments

 3  -  -

Price: \$627,000

Method: Sale

Date: 14/12/2023

Property Type: Land

Land Size: 989 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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