

# 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

19 Yaralla Crescent, St Helena Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,200,750 Property Type House Suburb St Helena

Period - From 01/10/2024 to 31/12/2024 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	12 Eskholme Rise ST HELENA 3088	\$1,570,000	07/12/2024
2	2 Candlebark CI DIAMOND CREEK 3089	\$1,500,000	27/10/2024
3	17 Monomeath Av DIAMOND CREEK 3089	\$1,560,000	24/09/2024

**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:

19/02/2025 12:07



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 709 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,500,000 - \$1,600,000  
**Median House Price**  
December quarter 2024: \$1,200,750

## Comparable Properties



**12 Eskholme Rise ST HELENA 3088 (REI)**

Agent Comments



**Price:** \$1,570,000  
**Method:** Auction Sale  
**Date:** 07/12/2024  
**Property Type:** House (Res)  
**Land Size:** 788 sqm approx



**2 Candlebark CI DIAMOND CREEK 3089 (REI/VG)**

Agent Comments



**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 27/10/2024  
**Property Type:** House (Res)  
**Land Size:** 785 sqm approx



**17 Monomeath Av DIAMOND CREEK 3089 (REI/VG)**

Agent Comments



**Price:** \$1,560,000  
**Method:** Private Sale  
**Date:** 24/09/2024  
**Property Type:** House  
**Land Size:** 800 sqm approx

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