

# 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

1/1834 Geelong Road, Mount Helen Vic 3350

### Indicative selling price

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

Single price

\$425,000

### Median sale price\*

Median price

Property Type

Suburb

Mount Helen

Period - From

to

Source

### 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 18 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	11/146 Mansfield Av MOUNT CLEAR 3350	\$420,000	24/02/2025
2	1/5 Riverview Ct SEBASTOPOL 3356	\$445,000	16/02/2025
3	8 Bartley Av CANADIAN 3350	\$420,000	09/02/2025

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 18 months.

This Statement of Information was prepared on:

20/03/2025 11:46

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

1/1834 Geelong Road, Mount Helen Vic 3350



Phil Petrie

0353334322

0409 278 460

phil@trevorpetrie.com.au

Indicative Selling Price

\$425,000

No median price available



3 1 2

Property Type: Townhouse  
(Single)

Agent Comments

## Comparable Properties



11/146 Mansfield Av MOUNT CLEAR 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$420,000

Method: Private Sale

Date: 24/02/2025

Property Type: House

Land Size: 411 sqm approx



1/5 Riverview Ct SEBASTOPOL 3356 (REI)

Agent Comments

3 2 1

Price: \$445,000

Method: Private Sale

Date: 16/02/2025

Property Type: Townhouse (Single)

Land Size: 323 sqm approx



8 Bartley Av CANADIAN 3350 (REI)

Agent Comments

3 2 2

Price: \$420,000

Method: Private Sale

Date: 09/02/2025

Property Type: House

Land Size: 272 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.