

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 and postcode
10 WIRREANDA DRIVE MOUNT HELEN VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price or range between \$320,000 & \$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Mount Helen
Period-from <input type="text"/> 01 Nov 2024	to <input type="text"/> 31 Oct 2025	Source <input type="text"/> Cotality

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
201 ELIZABETH STREET BUNINYONG VIC 3357	\$300,000	19-May-25
11 LOCKYERS ROAD DURHAM LEAD VIC 3352	\$315,000	23-Aug-24
LOT 2 FISHERS ROAD SCOTSBURN VIC 3352	\$325,000	02-Sep-25

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: 25 November 2025



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**201 ELIZABETH STREET
BUNINYONG VIC 3357**



Sold Price **\$300,000** Sold Date **19-May-25**

Distance **1.68km**



**11 LOCKYERS ROAD DURHAM
LEAD VIC 3352**



Sold Price **\$315,000** Sold Date **23-Aug-24**

Distance **9.03km**



**LOT 2 FISHERS ROAD SCOTSBURN
VIC 3352**



Sold Price **\$325,000** Sold Date **02-Sep-25**

Distance **9.14km**

RS = Recent sale **UN** = Undisclosed Sale

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