

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

188 Greenhill Road, Mount Helen Vic 3350

Indicative selling price

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

Range between

\$950,000

&

\$980,000

Median sale price

Median price

\$620,000

Property Type

House

Suburb

Mount Helen

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 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	102 Cornish St BUNINYONG 3357	\$1,190,000	26/10/2024
2	14 Greenhaven Ct MOUNT CLEAR 3350	\$1,000,000	14/02/2024
3	4 Allan St BUNINYONG 3357	\$1,012,000	19/11/2023

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:

25/02/2025 11:10



 4  2  4

Property Type: House
Land Size: 4045 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$980,000
Median House Price
December quarter 2024: \$620,000

Comparable Properties



102 Cornish St BUNINYONG 3357 (REI)

Agent Comments

 4  2  4

Price: \$1,190,000
Method: Private Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 2026 sqm approx



14 Greenhaven Ct MOUNT CLEAR 3350 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,000,000
Method: Private Sale
Date: 14/02/2024
Property Type: House
Land Size: 3485 sqm approx



4 Allan St BUNINYONG 3357 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,012,000
Method: Private Sale
Date: 19/11/2023
Property Type: House (Res)
Land Size: 2720 sqm approx