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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	n \$1,480,000		&		\$1,530,000			
Median sale p	rice							
Median price	\$1,186,500	Property Type Hou		Hou	ISE		Suburb	St Helena
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	7 Eskdale Ct ELTHAM NORTH 3095	\$1,470,000	19/03/2025
2	30 Patrick CI GREENSBOROUGH 3088	\$1,516,000	18/03/2025
3	12 Eskholme Rise ST HELENA 3088	\$1,570,000	07/12/2024

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:

28/05/2025 11:56





Pina Kara





Property Type: House **Land Size:** 714 sqm approx Agent Comments 9431 1222 0415 911 437 pinakara@jelliscraig.com.au

Indicative Selling Price \$1,480,000 - \$1,530,000 Median House Price Year ending March 2025: \$1,186,500

Comparable Properties

	7 Eskdale Ct ELTHAM NORTH 3095 (REI) 4 3 2	Agent Comments
	Price: \$1,470,000 Method: Private Sale Date: 19/03/2025 Rooms: 7 Property Type: House (Res) Land Size: 910 sqm approx	
	30 Patrick CI GREENSBOROUGH 3088 (REI)	Agent Comments
770	4 4 2 2 2	
	Price: \$1,516,000	
	Method: Private Sale Date: 18/03/2025	
	Rooms: 8	
	Property Type: House (Res) Land Size: 785 sqm approx	
	12 Eskholme Rise ST HELENA 3088 (REI/VG)	Agent Comments
	1 - 4 - 1 - 3 - 4 - 1	
	Price: \$1,570,000	
	Method: Auction Sale Date: 07/12/2024	
	Property Type: House (Res)	
	Land Size: 788 sqm approx	

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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