

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

Range between

\$1,480,000

&

\$1,530,000

Median sale price

Median price

\$1,186,500

Property Type

House

Suburb

St Helena

Period - From

01/04/2024

to

31/03/2025

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	7 Eskdale Ct ELTHAM NORTH 3095	\$1,470,000	19/03/2025
2	30 Patrick Cl 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



 4  3  2

Property Type: House
Land Size: 714 sqm approx
Agent Comments

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)

Agent Comments

 4  3  2

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

 4  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

 4  3  4

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

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