### 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	191 Beales Road, St Helena Vic 3088
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,125,000

#### Median sale price

Median price	\$1,165,000	Pro	perty Type	House		Suburb	St Helena
Period - From	01/07/2024	to	30/06/2025		Source	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

<del>A\*</del> 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

Add	dress of comparable property	Price	Date of sale
1	15 Sunrise Dr GREENSBOROUGH 3088	\$1,140,000	29/05/2025
2	40 Yaralla Cr ST HELENA 3088	\$1,055,000	20/02/2025
3	34 Brentwick Dr GREENSBOROUGH 3088	\$1,080,000	03/12/2024

#### 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:	07/07/2025 16:22











Property Type: House Land Size: 657 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,125,000 **Median House Price** Year ending June 2025: \$1,165,000

## Comparable Properties



15 Sunrise Dr GREENSBOROUGH 3088 (REI)

Price: \$1,140,000 Method: Private Sale Date: 29/05/2025 Property Type: House Land Size: 899 sqm approx **Agent Comments** 



40 Yaralla Cr ST HELENA 3088 (REI/VG)



**Agent Comments** 

Agent Comments

Price: \$1,055,000 Method: Private Sale Date: 20/02/2025

Rooms: 5

Property Type: House (Res) Land Size: 656 sqm approx

34 Brentwick Dr GREENSBOROUGH 3088 (REI/VG)

Price: \$1,080,000 Method: Private Sale Date: 03/12/2024

Rooms: 8

Property Type: House (Res) Land Size: 560 sqm approx

Account - Barry Plant | P: (03) 9431 1243





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