

## 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

24 HELDER DRIVE MAMBOURIN VIC 3024

### Indicative selling price

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

Single Price

or range  
between

\$685,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Mambourin

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 23 MERVYN WAY MAMBOURIN VIC 3024     | \$710,000 | 04-Mar-25 |
| 21 NUTTALL STREET MAMBOURIN VIC 3024 | \$700,000 | 13-Mar-25 |
| 9 ELGATA WAY WERRIBEE VIC 3030       | \$685,000 | 29-Apr-25 |

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 6 months.~~

This Statement of Information was prepared on: 09 May 2025

# Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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**23 MERVYN WAY MAMBOURIN VIC 3024** Sold Price <sup>RS</sup> **\$710,000** Sold Date **04-Mar-25**

4 2 2

Distance **0.63km**



**21 NUTTALL STREET MAMBOURIN VIC 3024** Sold Price **\$700,000** Sold Date **13-Mar-25**

4 2 2

Distance **0.69km**



**9 ELGATA WAY WERRIBEE VIC 3030** Sold Price <sup>RS</sup> **\$685,000** <sup>UN</sup> Sold Date **29-Apr-25**

4 2 -

Distance **1.35km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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