

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 and
postcode

38 BOAK AVENUE MOUNT HELEN VIC 3350

Indicative selling price

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

Single Price

or range
between

\$669,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Mount Helen

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

21 BRODIE COURT MOUNT HELEN VIC 3350	\$690,000	17-Feb-25
12 WIRILDA COURT MOUNT HELEN VIC 3350	\$680,000	30-Sep-25
LOT 5/14 NYORA GROVE MOUNT HELEN VIC 3350	\$680,000	19-Aug-25

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: 15 December 2025



**21 BRODIE COURT MOUNT HELEN
VIC 3350**

Sold Price

\$690,000

Sold Date

17-Feb-25



4



2



4

Distance

0.51km



**12 WIRILDA COURT MOUNT HELEN
VIC 3350**

Sold Price

\$680,000

Sold Date

30-Sep-25



4



2



4

Distance

0.93km



**LOT 5/14 NYORA GROVE MOUNT
HELEN VIC 3350**

Sold Price

Sold Date

19-Aug-25



4



2



2

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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