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 | \$695,000 | & | \$730,000 |
|--------------|---------------------|-----------------------|---|-----------|
| Single Price | between | φ 09 5,000 | α | \$730,000 |

Median sale price

(*Delete house or unit as applicable)

| Median Price | \$620,000 | Prope | erty type | ty type House | | Suburb | Mount Helen |
|--------------|-------------|-------|-----------|---------------|--------|--------|-------------|
| Period-from | 01 Nov 2024 | to | 31 Oct 2 | 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 |
|---|-----------|--------------|
| 11 DARRIWELL DRIVE MOUNT HELEN VIC 3350 | \$720,000 | 20-Jun-25 |
| 21 BRODIE COURT MOUNT HELEN VIC 3350 | \$690,000 | 17-Feb-25 |
| 621 HITCHCOCK ROAD BUNINYONG VIC 3357 | \$720,000 | 29-Nov-24 |

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: 10 November 2025





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11 DARRIWELL DRIVE MOUNT **HELEN VIC 3350**

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Sold Price

\$720,000 Sold Date 20-Jun-25

0.54km Distance



21 BRODIE COURT MOUNT HELEN Sold Price VIC 3350

\$690,000 Sold Date 17-Feb-25

Distance

0.51km



621 HITCHCOCK ROAD BUNINYONG VIC 3357

= 4

₽ 2

\$ 4

Sold Price

\$720,000 Sold Date 29-Nov-24

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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