

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

6 YURANA COURT ST HELENA VIC 3088

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

\$970,000

&

\$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

St Helena

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

7 WINGA PLACE ST HELENA VIC 3088	\$980,000	05-Sep-25
191 ST HELENA ROAD GREENSBOROUGH VIC 3088	\$998,000	17-Sep-25
1 ANGUS COURT ELTHAM NORTH VIC 3095	\$1,080,000	16-Oct-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: 05 November 2025



7 WINGA PLACE ST HELENA VIC 3088

Sold Price

\$980,000

Sold Date **05-Sep-25**

3

1

2

Distance

0.33km



191 ST HELENA ROAD GREENSBOROUGH VIC 3088

Sold Price

^{RS} **\$998,000**

Sold Date **17-Sep-25**

3

2

2

Distance

0.72km



1 ANGUS COURT ELTHAM NORTH VIC 3095

Sold Price

^{RS} **\$1,080,000**

Sold Date **16-Oct-25**

3

2

1

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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