

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 or
locality and postcode

9 Timbertop Drive, Mount Helen Vic 3350

Indicative selling price

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

Range between

\$795,000

&

\$810,000

Median sale price

Median price

\$680,000

Property Type

House

Suburb

Mount Helen

Period - From

21/10/2024

to

20/10/2025

Source

Property Data

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
1	7 Brodie Ct MOUNT HELEN 3350	\$780,000	08/09/2025
2	27 Ploughshare Dr MOUNT HELEN 3350	\$820,000	31/10/2024
3	38 Wattletree Dr MOUNT HELEN 3350	\$815,000	23/09/2024

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:

21/10/2025 09:31

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Indicative Selling Price

\$795,000 - \$810,000

Median House Price

21/10/2024 - 20/10/2025: \$680,000



Property Type:
Agent Comments

Comparable Properties



7 Brodie Ct MOUNT HELEN 3350 (REI/VG)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 08/09/2025
Property Type: House (Res)
Land Size: 1074 sqm approx



27 Ploughshare Dr MOUNT HELEN 3350 (REI/VG)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 31/10/2024
Property Type: House (Res)
Land Size: 1324 sqm approx



38 Wattletree Dr MOUNT HELEN 3350 (REI/VG)

Agent Comments



Price: \$815,000
Method: Private Sale
Date: 23/09/2024
Property Type: House (Res)
Land Size: 1264 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408