

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

Lot 1 Nyora Grove, Mount Helen Vic 3350

Indicative selling price

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

Range between

\$280,000

&

\$300,000

Median sale price*

Median price

Property Type

Suburb

Mount Helen

Period - From

to

Source

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 six 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	1141 Humffray St.S MOUNT PLEASANT 3350	\$225,000	30/08/2024
2	5 Imperial Way CANADIAN 3350	\$240,000	29/08/2024
3	23 St Martins PI MOUNT CLEAR 3350	\$310,000	12/06/2024

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 six months.~~

This Statement of Information was prepared on:

20/03/2025 15:27

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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Indicative Selling Price
\$280,000 - \$300,000
No median price available



Property Type:
Agent Comments

Comparable Properties

1141 Humffray St.S MOUNT PLEASANT 3350 (VG) Agent Comments



Price: \$225,000
Method: Sale
Date: 30/08/2024
Property Type: Land
Land Size: 432 sqm approx



5 Imperial Way CANADIAN 3350 (REI/VG) Agent Comments



Price: \$240,000
Method: Private Sale
Date: 29/08/2024
Property Type: Land
Land Size: 532 sqm approx

23 St Martins PI MOUNT CLEAR 3350 (VG) Agent Comments



Price: \$310,000
Method: Sale
Date: 12/06/2024
Property Type: Land
Land Size: 518 sqm approx