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	25 Helen Crescent, Sale Vic 3850

Indicative selling price

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

Single price $615,000

Median sale price

Median price	$545,000	Property Type	House	Suburb	Sale
Period - From	01/10/2025	to	31/12/2025	Source	REIV

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	47 Alameda Dr SALE 3850	$590,000	12/02/2026
2	6 Sherrie Ct SALE 3850	$597,500	15/01/2026
3	15 Yvette Cl SALE 3850	$610,000	14/11/2025

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: 20/02/2026 11:08

25 Helen Crescent, Sale Vic 3850



4

Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price
$615,000
Median House Price
December quarter 2025: $545,000

Comparable Properties



47 Alameda Dr SALE 3850 (REI)

3 1 4

Price: $590,000
Method: Private Sale
Date: 12/02/2026
Property Type: House
Land Size: 726 sqm approx

Agent Comments



6 Sherrie Ct SALE 3850 (REI)

4 2 4

Price: $597,500
Method: Private Sale
Date: 15/01/2026
Property Type: House
Land Size: 905 sqm approx

Agent Comments



15 Yvette Cl SALE 3850 (REI/VG)

4 2 2

Price: $610,000
Method: Private Sale
Date: 14/11/2025
Property Type: House (Res)
Land Size: 913 sqm approx

Agent Comments

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800

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