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 Erinne Court, St Helena Vic 3088

Indicative selling price

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

Range between $1,480,000 & $1,570,000

Median sale price

Median price $1,250,000 Property Type House Suburb St Helena

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	29 Treetop Tce PLENTY 3090	$1,550,000	09/01/2026
2	4 Darwinia Rise ELTHAM NORTH 3095	$1,560,000	18/11/2025
3	28 Symon Cr GREENSBOROUGH 3088	$1,490,000	28/10/2025

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: 25/03/2026 13:55

25 Erinne Court, St Helena Vic 3088

Ben Flannagan
03 9432 1444
0403 591 678
benflannagan@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 801 sqm approx

Agent Comments

Indicative Selling Price
$1,480,000 - $1,570,000
Median House Price
December quarter 2025: $1,250,000

Comparable Properties



29 Treetop Tce PLENTY 3090 (REI/VG)

4 2 3

Price: $1,550,000
Method: Private Sale
Date: 09/01/2026
Property Type: House
Land Size: 1000 sqm approx

Agent Comments



4 Darwinia Rise ELTHAM NORTH 3095 (REI/VG)

4 2 2

Price: $1,560,000
Method: Private Sale
Date: 18/11/2025
Property Type: House (Res)
Land Size: 964 sqm approx

Agent Comments



28 Symon Cr GREENSBOROUGH 3088 (REI/VG)

4 2 2

Price: $1,490,000
Method: Private Sale
Date: 28/10/2025
Rooms: 5
Property Type: House (Res)
Land Size: 802 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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