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: 8 Yarana Drive, Mount Helen Vic 3350

Indicative selling price

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

Range between $740,000 & $790,000

Median sale price

Median price $790,000 Property Type House Suburb Mount Helen

Period - From 01/01/2026 to 31/03/2026 Source REIV

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 eighteen 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	9 Oakbank Dr MOUNT HELEN 3350	$785,000	23/03/2026
2			
3			

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 eighteen months.

This Statement of Information was prepared on: 05/05/2026 15:52

8 Yarana Drive, Mount Helen Vic 3350

JellisCraig



5 3 3

Property Type: House
Land Size: 1038 approx sqm approx

Agent Comments

Indicative Selling Price
$740,000 - $790,000
Median House Price
March quarter 2026: $790,000

Comparable Properties



9 Oakbank Dr MOUNT HELEN 3350 (REI/VG)

5 2 2

Price: $785,000
Method: Private Sale
Date: 23/03/2026
Property Type: House
Land Size: 743 sqm approx

Agent Comments

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 eighteen months.

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

REIV THE DIFFERENCE

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