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	10 Yurana Court, St Helena VIC 3088

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,287,000 Property Type House Suburb St Helena

Period - From 07/03/2026 to 06/09/2026 Source price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
5 Beech Court Greensborough VIC	$1,183,000	14/05/2026
11 Lesay Drive St Helena VIC	$1,191,000	17/08/2026
269 Plenty River Drive Greensborough VIC	$1,250,000	25/06/2026

This Statement of Information was prepared on: 08/09/2026