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	14 Erinne Court, St Helena Vic 3088

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,187,500 Property Type House Suburb St Helena

Period - From 01/10/2023 to 30/09/2024 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	12 Eskholme Rise ST HELENA 3088	$1,570,000	07/12/2024
2	2 Candlebark Cl DIAMOND CREEK 3089	$1,500,000	27/10/2024
3	28 Patrick Cl GREENSBOROUGH 3088	$1,557,428	19/09/2024

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: 18/12/2024 11:46

14 Erinne Court, St Helena Vic 3088



4 3 3

Rooms: 11
Property Type: House (Res)
Land Size: 1177 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
Year ending September 2024: $1,187,500

Comparable Properties



12 Eskholme Rise ST HELENA 3088 (REI)

4 3 4

Price: $1,570,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 788 sqm approx

Agent Comments



2 Candlebark Cl DIAMOND CREEK 3089 (REI)

5 2 2

Price: $1,500,000
Method: Private Sale
Date: 27/10/2024
Property Type: House (Res)
Land Size: 785 sqm approx

Agent Comments

Smaller home without views.



28 Patrick Cl GREENSBOROUGH 3088 (REI/VG)

4 2 3

Price: $1,557,428
Method: Private Sale
Date: 19/09/2024
Property Type: House (Res)
Land Size: 785 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

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